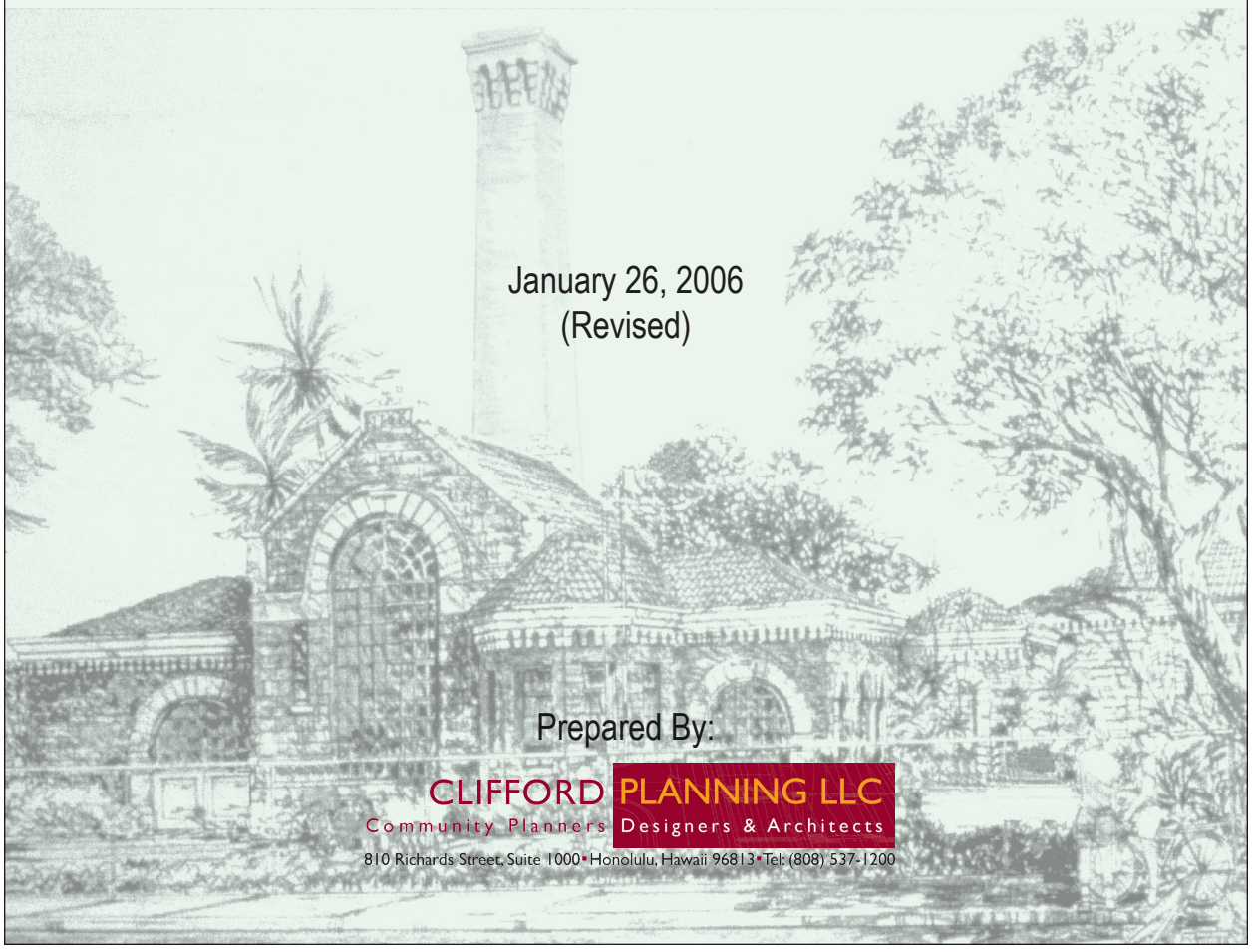
KAKAʻAKO

Hawaii Community Development Authority

Policy and Development Strategy Plan
for the

Historical Ala Moana Pumping Station and Developable Lands

in the Ewa Portion of Kaka'ako Makai Area



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(Revised)

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EXECUTIVE SUMMARY

This document sets forth recommendations for a policy and development strategy for the Historic Ala Moana Pumping Station and the adjacent 3.256 acres of developable lands.

In October and November of 2005 more than 80 stakeholders, individuals and organizations were invited to attend Community Workshops at the offices of HCDA to participate in an evaluation of the development potential of the Ala Moana Pumping Station and the adjacent Ewa property. From these workshops a policy recommendation was developed as follows:

1. To develop the best use of the Project Site that includes a balance of mixed-uses, density and preservation with appropriate revenues paid to the Office of Hawaiian Affairs.
2. To restore and rehabilitate the Historic Ala Moana Pumping Station site in compliance with U.S. Department of Interior Historic Buildings Preservation, Restoration and Rehabilitation Guidelines and in accordance with the State of Hawaii Historic Preservation Office requirements.
3. To develop the Project Site as a gateway and an architectural icon for the Kaka'ako Community Development District.
4. Development proposals which favor low-rise and mid-rise structures that continue the urban village concept and enhance the character of the proposed Kamehameha Schools Life Sciences Research Center and the John A. Burns School of Medicine are desired.
5. Development proposals which favor a view corridor of green space in front of the Project Site from the intersection of Ala Moana Boulevard and Punchbowl Street to the Gold Bond Building are desired.
6. Any new structures planned for the Historic Ala Moana Pumping Station site should not obstruct the view of the historic structures from Ala Moana Boulevard. Any new structures on the historic site should be designed to complement the architectural character of the Historic Pump Station and not merely replicate it.
7. Development proposals should create an urban space that is a pedestrian friendly environment. Consideration should be given to connect the Project Site to the Pier 2 Cruise Ship Terminal, the John A. Burns School of Medicine, the future Cancer Research Center, the Hawaiian Cultural Center, the Life Sciences Research Center and the Kaka'ako Waterfront Park. A more pedestrian friendly streetscape should also be developed along Ala Moana Boulevard.

8. If housing is provided in the development proposals there should be an affordable rental housing component.
9. Any parking structure if proposed should be concealed from view with commercial uses on the ground level. The structure should be located on the Makai portion of the Forrest Avenue parcel. The structure should not detract from or compete visually with the historic significance and presence of the Historic Ala Moana Pumping Station site.
10. Development proposals should provide a creative architectural and landscape treatment to screen and reduce the visual impact of the existing Active Pump Station Makai of the Project Site.

Based on the policy recommendations hereinbefore the following development strategy has been proposed for consideration:

1. Consider pursuing a request for proposal (RFP) procurement process for selecting the developer for the Project Site.
2. Consider inviting all interested developers to attend a community workshop in which the future of the Project Site is discussed with interested community stakeholders before responding to the RFP.
3. Consider requiring all prospective offerors to make a public presentation of their development proposals before any formal submittal to HCDA.
4. Consider establishing a Selection Committee that includes members of the community to evaluate the proposals.
5. Consider presenting the Best and Final Offers at a public meeting and include any comments and recommendations by the community for consideration before making a final selection of a developer.

Throughout numerous meetings with HCDA, HCDA Board members, major stakeholders, and the community at-large, the common thread amongst all parties was the special character of the Historic Ala Moana Pumping Station. While few individuals understand its significant historic role in the modernization of our city, all parties responded to the iconic nature of the architecture and the fact that the structures, especially the chimney, has been a prominent and identifiable landmark along Ala Moana Boulevard. Any development proposed for the project site should respect these two aspects of the Project Site.

The massing and scale of any proposed development should respond to repeated comments by the community that it should be pedestrian scaled—especially at the street level. Low-rise and mid-rise development being preferred over high-rise. The uses proposed for the historic structures and any additions should reinforce HCDA's vision for Kaka'ako.

> "…establish Kaka'ako as the most desirable and sustainable urban place in Hawaii in which to work, live, visit, learn and play"

As such a proposal which includes uses and spaces open to the public well beyond normal business hours and complements the surrounding proposed and existing facilities is desirable.

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1.0 Introduction

This document sets forth recommendations for a policy and development strategy plan for the Historic Ala Moana Pumping Station sites and its adjacent 3.256 acres of developable lands (Forrest Avenue Parcel) in the Ewa portion of Kaka'ako Makai hereinafter referred to as the "Project Site." Refer to Figure 1 for location. Clifford Planning LLC was retained by the Hawaii Community Development Authority (HCDA) to perform this work under Contract Number 53680 dated August 8, 2005.

1.1 Purpose

Since acquiring control of all State lands within the Makai Area in 1990, HCDA has received over 90 individual formal and informal proposals and numerous inquiries, both from public and private entities, for the use of the Project Site or portions thereof.

In addition to these proposals and inquires, there is currently a heightened community interest in the Project Site due to the recent development of the surrounding lands and publicized future development plans within the Makai Area; mainly the completion of the John A. Burns School of Medicine a block away from the Project Site, selection of the developer for the planned Cancer Research Center located across the Project Site on Ilalo Street, the announcement of the selection of a developer for the planned Life Sciences Research Complex by Kamehameha Schools (KS) along Keawe Street adjacent to the Gold Bond Building (677 Ala Moana Boulevard), the announcement of a proposed Cultural Center by the Office of Hawaiian Affairs at the waterfront adjacent to the Kaka'ako Waterfront Park, the expansion of the Foreign Trade area and planned Pier 2 cruise ship terminal and the selection of a developer for the mixed-use waterfront development at Kewalo Basin. In sum total, the proposed projects total an additional 1,053,000 SF of office, retail, dining, research and community space plus 665 affordable and market-rate residential units that are planned to be added to the Kaka'ako Makai area in the near future.

One of the more noteworthy proposals received specifically for the Project Site in recent years is from the Historic Hawaii Foundation (HHF) in 1991 and subsequently from HHF in 1992 for the Heritage Education Center. HHF proposed a Heritage Education Center to be located on the Historic Ala Moana Pumping Station site as a stand-alone project. This proposal was later withdrawn by the HHF following the Office of Hawai-

ian Affairs (OHA) concerns regarding the proposed lease rent as the Project Site is on ceded lands.

In 1997 HCDA publicly solicited development proposals for the Project Site as part of a Request for Proposal process. Ala Moana Station LLC's proposal for a restaurant use was selected from a short list of three proposals. The development agreement between HCDA and the developer expired and the project was terminated due to the developer's inability to finance the project.[1] Lastly in 2004, OHA contracted with Architects Hawaii Ltd. to prepare concept plans for two 200-foot tower office structures and a multi-level parking structure including commercial uses. Their maximum development plan for the Project Site was not executed.

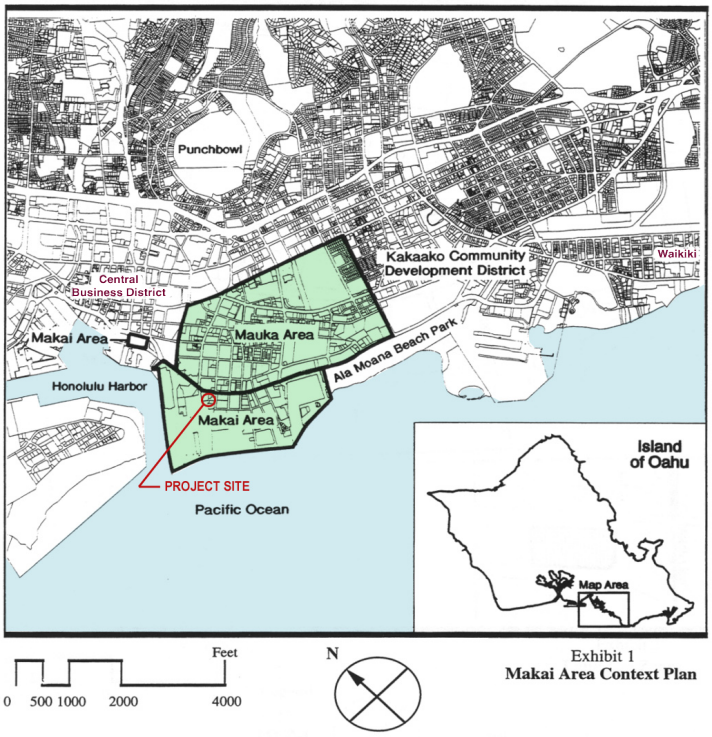

Figure 1 - Project Location Map, courtesy of HCDA

While the Project Site has generated much interest over the years, the three historic structures that remain on the Historic Ala Moana Pumping Station site which are included on both the National Register of Historic Places (1978) and the State Register of Historic Places (1977), and its adjacent Forrest Avenue parcel have remained vacant or underutilized due to a myriad of issues.

The purpose of this planning document is to bring together all pertinent data, to explore all opportunities and constraints, to share this consolidated knowledge with the community, and to include the community sentiment in a cohesive policy and development strategy plan for the Project Site with the intent that HCDA will solicit developer proposals via a formal Request For Proposal (RFP) process at a later date.

1.2 Scope of Work

The scope of work that was established at the beginning of this planning study was as follows:

1. This study would begin with a detailed site opportunities and constraints analysis in the context of the larger Kaka'ako district. This study would include initial meetings with HCDA staff, Authority members, Office of Hawaiian Affairs (OHA) representatives and major landowners and users in the Kaka'ako district. The main goal of this study is to understand and analyze the physical, cultural, historic and social issues challenging the future development of the Project Site. The work product of this study includes 30" x 42" presentation boards explaining the opportunities and constraints for the Project Site (for use at community workshops and at HCDA Board meetings) as well as this document.

1. State of Hawaii, Hawaii Community Development Authority, Action. (Honolulu: State of Hawaii, April 6, 2005) 1-1.

2. Following the initial study of opportunities and constraints, a meeting was held with HCDA staff and Authority members to discuss alternative development strategies, policies and opinions based on the preliminary findings. Following this meeting, two consensus building community workshop meetings were held with concerned Kaka'ako community members including OHA representatives to examine the perceived opportunities and constraints and to discuss alternatives for potential development in a larger forum.

3. Based on the above meetings and analysis, Clifford Planning LLC was to prepare policy and development guidelines that represented the consensus of the various constituencies that participated in the workshops.

4. The goal of this study was to create the basis for HCDA to develop an RFP solicitation to develop this site at some time in the future. The final Policy and Development Strategy Plan was to include:

1) A recap of the opportunities and constraints study.
2) A property description (defining the project site boundaries, envelope, easements, etc.) including a Visual Barrier Plan that addresses the relationship between the New Pump Station and the Historic Pump Station as well as its presentation to Ala Moana Blvd.
3) Development Goals, Objectives and Policies that address HCDA, Authority members, OHA and community concerns.
4) Alternative Development plans that address the Development Goals, Objectives and Policies that also take into consideration the financial goals of HCDA, Authority members and OHA.
5) Guidelines for development team selection and project concept selection.
6) Guidelines for development proposal submissions.

5. A presentation of the above was to be presented to HCDA staff and Authority members.

2.0 The Region

The Project Site is located in the Ewa (west) end of the Kaka'ako Community Development District Makai Area, and today the Project Site is surrounded by commercial and public facility uses (refer to Figure 2). Within a ¼ mile radius (5-minute walk) of the development site are the following facilities:

Existing Gold Bond Building (677 Ala Moana Blvd.)
To the Diamond Head side (east) of the Project Site is the existing Gold Bond Office Building and parking structure, a 1960s, 12-story office building with 265,637 SF of floor area and 518 parking stalls at a building height of approximately 150 FT on 1.43 acres of leasehold lands owned by Kamehameha Schools. The building's leasehold was purchased in 1996 for $42.2 million by Connecticut General Life Insurance Co. It was sold in 2004 for an undisclosed amount to Ellis Partners LLC.[2, 3, 4]

2. Advertiser Staff, "Old Gold Bond Building for sale," The Honolulu Advertiser 24 March 2004. <http://the.honoluluadvertiser.com/article/2004/Mar/24/bz/bz08a.html>.

3. Allison Schaefers, "Former Gold Bond building sold," Honolulu Star-Bulletin 16 June 2004. <http://starbulletin.com/2004/06/16/business/story1.html>.

4. PM Realty Group, "677 Ala Moana," online posting, 23 Jan. 2006 <http://www.pmrealtygroup-hawaii.com/bl_listings/properties/propertypages/677alamoana.asp>.

Proposed Cancer Center Facility

In a March 2005 meeting, the University of Hawaii Board of Regents authorized the UH Administration to enter into a real estate agreement for the proposed new Cancer Research Center for the University of Hawaii. Townsend Capital LLC, a Maryland-based development team specializing in medical facilities, was selected to design, build and finance the approximately 360,000 SF facility on 5.5-acres of vacant land. The facility will include research laboratories, an outpatient cancer clinic, ancillary services, and physicians' offices. The design team includes Zimmer Gunsul Frasca Partnership of Oregon, Architects Hawaii, Ltd. and McCarthy Building Co., Inc.[5]

Proposed Life Sciences Research Complex

Kamehameha Schools announced on November 16, 2005, their selection of KUD International LLC (Kajima Urban Development) and Phase 3 Properties, Inc. as the developers for Phase I of its Life Sciences Research Complex along the Makai side of Ala Moana Boulevard between Cooke and Coral Streets adjacent to the Gold Bond Building. The Project Site is "L" shaped and consists of 4.9 acres of land. The first phase is planned to house 150,000 SF with final buildout at 400,000 SF. The complex is expected to cost about $200 million and support approximately 1,000 jobs.[6,7,8] The current KS plan proposes 4 to 5-story low-rise structures in a village-campus atmosphere. KS plans to extend the "village concept" for their residential development Mauka of Ala Moana Boulevard with a strong pedestrian connection to Mother Waldron Park along Cooke Street (refer to Appendix A - Minutes of Stakeholder's Meeting).

Existing John A. Burns School of Medicine

The newly constructed John A. Burns School of Medicine is located one block Makai of the Project Site. Designed by Architects Hawaii Ltd. and constructed by Hawaiian Dredging-Kajima, the research complex is approximately 216,000 SF on 10 acres and was scheduled to be turned over to the University for occupancy in November, 2005. $150 million was provided by the legislature for construction of the complex.[9] The facility is comprised of four buildings of varying height, organized around an outdoor courtyard and surface parking. The Research Building is the tallest building (86'-0"). It is four stories in height including a top floor mechanical penthouse. In addition to laboratories and office space, the facility includes a 155-seat auditorium, library, restaurant, child-care facility and fitness center.[10]

Proposed Hawaiian Cultural Center

In April, 2005, the Office of Hawaiian Affairs (OHA) presented to HCDA its plans for a $32 million waterfront "living" Hawaiian cultural center on 5.2 acres on the Ewa side of the Kaka'ako Waterfront Park. There is an existing 70,000 SF warehouse whose tenants are on a month-to-month lease that must be demolished in or-

5. Friends of the Cancer Research Center of Hawaii, "Developer Selected for New Cancer Center Facility," Innovations Summer/Fall 2005 Vol. 6, Issue 2 <www.crch.org>.

6. Thomas Yoshida, "Kamehameha Schools Ready to Go with Major Kaka'ako Development," online posting, 16 Nov. 2005, Kamehameha Schools, 12 Jan. 2006 <www.ksbe.edu/article.php?story=20051116164710935>.

7. Andrew Gomes, "Kaka'ako biotech developers chosen," The Honolulu Advertiser 17 Nov. 2005 <http://the.honoluluadvertiser.com/article/2005/Nov/17/bz/FP511170332.html>.

8. Dan Martin, "Kamehameha Schools is developing plans to use its urban land to build a science-based community," Honolulu Star-Bulletin 11Jul. 2004 <http://starbulletin.com/2004/07/11/business/story1.html>.

9. Helen Altonn, "Rooms with a View'" Honolulu Star-Bulletin 16 June 2004 <http://starbulletin.com/2004/06/16/news/story2.html>.

10. Courtesy of Architects Hawaii Limited, "University of Hawaii, John A. Burns School of Medicine," partial various construction drawings modified to Mar. 2005, received 30 May 2005.

der to construct the new cultural center. The cultural center is intended for "people to practice and learn about different aspects of Hawaiian culture." The three-story complex includes conference rooms, OHA boardroom, approximately 60,000 SF of office space, a performance area, a food service court, outdoor activity areas and 180 street level parking stalls.[11, 12]

Existing Children's Discovery Center

The Children's Discovery Center is located adjacent to the Kaka'ako Waterfront Park in the former Kewalo Incinerator facility. The museum opened in 1998 following remediation and structural stabilization work by HCDA and a renovation of the 17,000 SF structure and an addition of 20,000 SF by the non-profit that now operates the facility. The museum features exhibits and programs for children and adults.

Proposed Kaka'ako Waterfront

On September 14, 2005, HCDA selected Alexander & Baldwin Inc. as the developer for the Kaka'ako waterfront lands. The developer was selected from four finalists for the approximately 36.5-acre area of land surrounding Kewalo Basin. The project is expected to cost approximately $650 million and add 220,500 SF of retail and dining attractions in one to four-story buildings over the next six to ten years, three 20-story residential towers (947 units) and 2,928 parking stalls.[13, 14] In December 2005, after much public dialogue, the project was scaled back to two residential towers (665 units) with 20 percent of the residential units set aside as affordable. The pedestrian bridge across Kewalo Basin was deleted along with modifications to the Kewalo Basin Park and Point Panic. An additional 280 parking stalls were also added to the project.[15]

Existing Public Facilities

To the Ewa side of the Project Site are the Immigration Building which now houses Homeland Security, the Pier 2 Cruise Ship Terminal and the Foreign Trade Zone. The Pier 2 Cruise Ship Terminal is slated for expansion. The expansion will consist of three levels of improvements and when finished will contain 158,000 SF accommodating 2,500 passengers from a single cruise ship using an elevated concourse and gangway. Improvements will also include cargo, baggage, bus staging, passenger loading and parking and service vehicle access. The Foreign Trade Zone expansion was dedicated by Governor Linda Lingle in August, 2005. The expansion included the addition of 12,500 SF of business incubator offices for trade related start-up companies. The total office space available is now 30,000 SF. The expansion project also intended to include 5,000 SF of temperature controlled warehousing facilities.[16]

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11. Rick Daysog, "OHA plans new home on Kaka'ako oceanfront," Honolulu Star-Bulletin 7 Apr. 2005 <http://starbulletin.com/2005/04/07/news/story3.html>.

12. State of Hawaii, Office of Hawaiian Affairs, "OHA proposes new Hawaiian Center," Ka Wai Ola OHA online posting 3 May 2005. <http://www.oha.org/cat_content.asp?contentid=380&catid=57>.

13. TheHawaiiChannel.com, "A&B Subsidiary Picked To Develop Kakaako Waterfront," online posting, 14 Sep. 2005 <http://www.thehawaiichannel.com/news/4976035/detail.html>.

14. Allison Schaefers and Stewart Yerton, "$650M Kakaako project unveiled," Honolulu Star-Bulletin 15 Sep. 2005 <http://starbulletin.com/2005/09/15/news/story1.html>.

15. "A&B scales back Kakaako plan," Pacific Business News 7 Dec. 2005 <http://www.bizjournals.com/pacific/stories/2005/12/05/daily31.html>.

16. State of Hawaii, Department of Business, Economic Development & Tourism, "Governor Lingle Dedicates New Foreign-Trade Facilities," press release 4 Aug. 2005 <www.ftz9.org/uploadedfiles/ Press%20Release%202005%20-%20FTZ%20Dedication(final).pdf>.

Existing Commercial Facilities

Directly across from the Historic Ala Moana Pumping Station on the Mauka side of the Project Site is a grouping of mainly one-story and low-rise commercial structures that includes CompUSA and a one-story retail structure with surface parking located along Ala Moana Boulevard. The future of the KS sites Mauka of Ala Moana Boulevard, directly across the Gold Bond Building and to the Diamond Head side of CompUSA were discussed at the first community workshop. The current KS plan is to connect their proposed Life Sciences Research Complex along Cooke Street to Mother Waldron Park with a pedestrian access path in a compatible "urban village-like" corridor that would include retail and residential uses that would take advantage of the allowable building envelope (refer to Appendix A). The Waterfront Condominium Towers and the Waterfront Plaza Commercial, Restaurants and Office Complex are located behind and diagonally across CompUSA along Auahi and South Streets. The Waterfront Plaza fronts Ala Moana Boulevard. Existing light industrial uses housed in large warehouse-type structures are located to the north of Auahi Street.

3.0 The Project Site

The Project Site is comprised of three parcels bordered by Ala Moana Boulevard to the north, Keawe Street to the east, Ilalo Street to the south and Forrest Avenue to the west. Refer to Figure 13 for a site plan. The three parcels of land that comprise the Project Site are identified as TMK: 1-2-015: 35, 43 and 44.

There are two subdivision maps which were generated in which the metes and bounds and land area have been designated for the Forrest Avenue parcel (Parcel 35) and the combined Historic Ala Moana Pumping Station site (Parcels 43 & 44). The first subdivision map's purpose is to document the Forrest Avenue Subdivision and was prepared by Wilfred Y.K. Chun on December 10, 2002. The second subdivision map consolidates Lots 4 (Forrest Avenue Site Land) and 5 (Active Pumping Station Site) of the Forrest Avenue Subdivision. It was prepared by Dennis K.O. Chong and is dated December 24, 2003. There is a discrepancy between these two subdivision maps as to the actual total land for each parcel. For the purposes of this study, the information contained in consolidation of Lots 4 and 5 prepared by Dennis K.O. Chong has been used. The land area for Parcel 44 and Parcel 43 has been taken from the lease agreement between the City and County of Honolulu and the State of Hawaii, dated August 9, 1991, and the Tax Map Key date stamped 1992.

The actual land area should be reverified by any offeror attempting future development within the Project Site. The total land area of the Project Site is approximately 190,721.4 SF or 4.378 acres, inclusive of easements as follows:

Parcel: 35	141,831.4 SF	3.256 acres ~3.3 acres	vacant
Parcel: 43	22,929 SF	0.526 acre	vacant
Parcel: 44	25,961 SF	0.596 acre	occupied by three historic structures

Figure 3: Immigration Building

Figure 4: CompUSA across Ala Moana Blvd.

Figure 5: Gold Bond Building

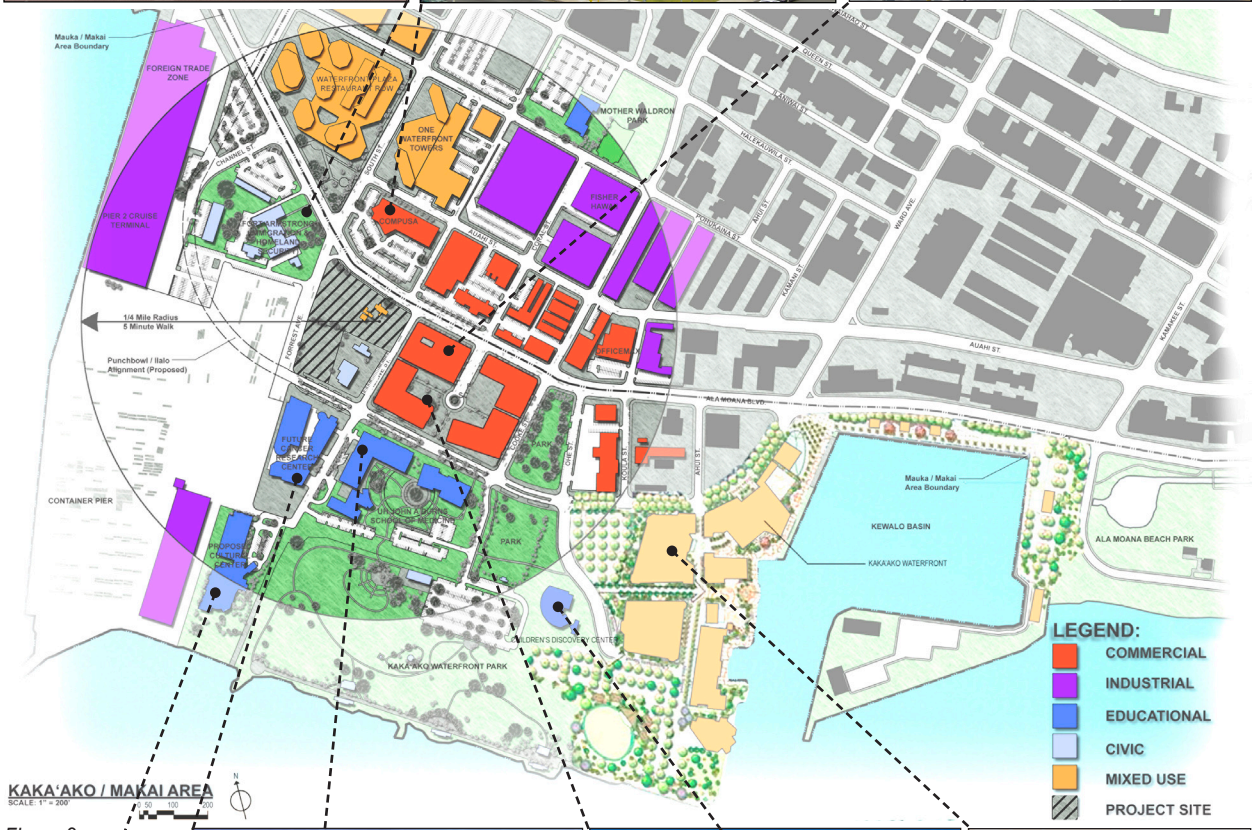


Figure 2: 5-minute walk from the Project Site

Figure 7: Proposed Cancer Research Cntr.

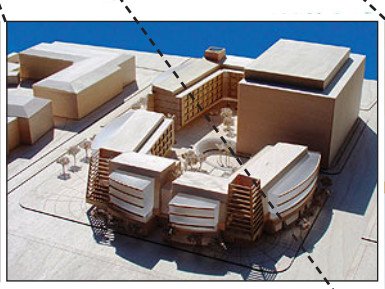
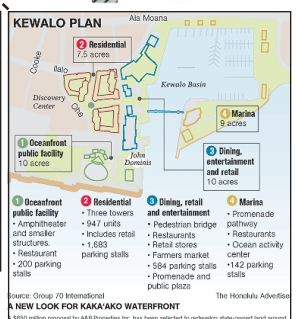


Figure 9: Proposed Life-Science Cmplx.



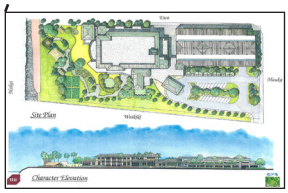


Figure 6: OHA Cultural Cntr.

Figure 8: John A. Burns Schl of Medicine

Figure 10: Children's Discovery Cntr.

Figure 11: Kaka'ako Waterfront

3.1 The Historic Ala Moana Pumping Station (Parcel 43 and 44)

The Historic Ala Moana Pumping Station is located at the corner of Keawe Street and Ala Moana Boulevard on Parcels 43 and 44 (TMK 2-1-015:043 & 044). The total land area of the two parcels of the Historic Ala Moana Pumping Station site is 48,890 SF or 1.122 acres. There are three historic structures contained within the first Parcel 44 adjacent to Ala Moana Blvd. The total area of the structures is approximately 3,235 SF.[17]

The Historic Ala Moana Pumping Station is not only significant for its iconic architecture, but it is also historically significant as it was part of the first comprehensive sanitary system developed for Honolulu following an outbreak of the bubonic plague in 1898 at a time when the population of Honolulu had reached a critical turning point in its growth. At that time, the City had grown to approximately 30,000 people, and it was estimated that about 1,800,000 gallons of sewage matter was being disposed of in the City septic systems daily. However, only about 30,000 gallons could be removed daily by the City excavators, thus leaving the balance to be absorbed into the soil.

This method of sewage disposal persisted in Honolulu for many years and historic reports from the period speak of the odors that wafted over Honolulu and the illness of many workers who contracted typhoid and malaria while excavating for new sewer lines.

17. Area interpolated and calculated from "Measured Drawings" provided courtesy of the CJS Group Architects Ltd. 31 May, 1992.

Figure 12 - Project Site Location Map

The actual work on Honolulu's first sewer system began before the plague outbreak of 1898 and the subsequent Great Chinatown Fire on January 20, 1900. Rudolph Hering, contracted through the Department of Interior, is credited with being the first supervising engineer for the project in 1896. By 1898, Hering supplied complete plans for an entire system for Honolulu. His plans called for a series of sewer lines to be installed in the streets that led to a main reservoir that would then be pumped out to sea. His original recommendation was that the outfall should be at a depth of 100-feet. The area encompassed by the first system was from the harbor to River Street, Alapai Street and South Street. Also included were the main sewers on King Street from Alapai to Thomas Square and the construction of the main sewer reservoir, presumably at the Historic Ala Moana Pumping Station site, where record drawings designate the underground reservoir as the Hering Reservoir.

That same year, the system was extended to the remaining portion of what was then considered to be "town," between Liliha on the Ewa side, Artesian Street, beyond Punahou to Judd Street, and including the Kewalo District. The expansion was halted in 1900 due to a lack of funding. Much of the extension work thereafter was performed by property owners who were furnished piping and sewer components by the government. The sewer outfall to the ocean was built in 1899. The outfall ran some 3,800 feet out to sea at a depth of 40-feet of water rather than 100-feet, again due to funding constraints. On January 8th, 1900, a contract was awarded to D.L. Davis & Company for the construction of a pump house and screen house.[18, 19]

Figure 13: Site Plan

18. Marston Campbell, "The Sewage System of Honolulu," Pacific Commercial Advertiser 1 Jan. 1902: 17.

19. Burl Burlingame, "Plague on our Shores, City at War, The Great Chinatown Fire," Honolulu Star-Bulletin 31 Jan. 2000 <http://starbulletin.com/2000/01/25/features/story1.html>.

The main structure or the original two-story tall historic "1900 Pumping Station" structure with its approximately 60-foot tall signature chimney and its supporting "Screen House" was designed by architect O.G. Traphagen in 1898. The architectural style is Industrial Romanesque with the walls constructed of rusticated locally cut bluestone and concrete with plaster finished interior walls. The 1900 Pumping Station housed the steam powered pumps that carried the sewage through a force main out to sea.[20] Today, the interior of the 1900 Pumping Station does not contain any historic equipment or utilities. The central space which originally housed the boilers is approximately 18-feet tall to the underside of the existing metal structural trusses. Refer to Figure 13 for the location of these structures on the Project Site.

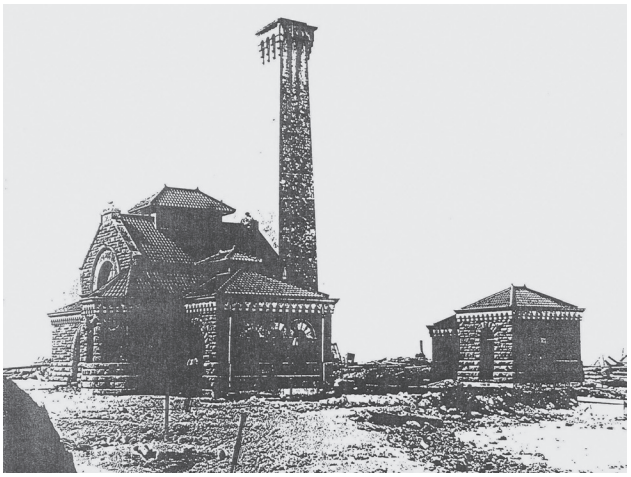


Figure 14: Circa 1902 photo courtesy of HCDA which indicates the original roof on the 1900 Pumping Station as designed by O.G. Traphagen.

Figure 15: 2005 photo of the 1900 Pumping Station and Screen House with non-historic CMU structures removed courtesy of the HAF.

Of interest is that the original construction drawings indicate a vented, rather large cupola at the apex of the main boiler floor and one on the lower roof structure, which can be seen in a circa 1902 photo courtesy of HCDA, refer to Figure 14.[21] The original drawings also do not indicate the large arched window in the main boiler floor along Ala Moana Blvd. that exists today and can also be seen in Figure 14. A subsequent unnumbered plate drawing traced by an unknown artist from a sketch by O.G. Traphagen does indicates this existing large arched window and the cupolas that are seen in Figure 14 along with a crown cornice with the date 1899.[22] The current configuration of the roof also matches a photo that is almost identical to a photo in the *Pacific Commercial Advertiser* that shows the 1900 Pumping Station and the Screen House just after completion and as it was designed in the 1899 sketch except that the cornice now reads 1900 and there are no cupolas.[23] The roof is indicated as wood trusses with a slate tile roof on the original plate construction drawings and in the later sketch, a metal tile roof. Today, the roof of the remaining structure is configured as indicated in the subsequent 1939 renovation and construction drawings. It is a metal truss assembly with green Spanish tiles on a concrete roof deck with a simplified roof form.[24]

20. Gary Cummins, Historian & Bob Fox, Architect, "National Register of Historic Places Inventory -- Nomination Form," Nov. 1973.

21. CJS Group Architects Ltd., from partial compiled construction drawings in "Historic Documents Kaka'ako Pump Station."

22. Historic Hawaii Foundation, from partial construction drawings collected from the State Archives of Hawaii.

23. Campbell, Pacific Commercial Advertiser 17.

24. CJS Group Architects Ltd., "Historic Documents Kaka'ako Pump Station."

The sewage arrived via the one-story Screen House and was pumped to the 1900 Pumping Station. The circa 1898 construction drawings indicate that the Screen House contained a pit approximately 11'-9" below the finish floor level which led to the underground storage reservoir (mainly on Parcel 43). The 1939 renovation drawings indicate that the Screen House floor was filled in with a concrete floor at ground level. Photographic records by the CJS Group taken of the interior for a 1992 HHF development proposal indicates that the concrete floor is in place.[25] Today, all accessible entrances to the Screen House have been blocked and the actual condition of the interior of the facility and its contents is unknown.

Figure 16: 2004 photo with non-historic structures intact before HAF volunteer projects showing Forrest Avenue paved parcel in background.

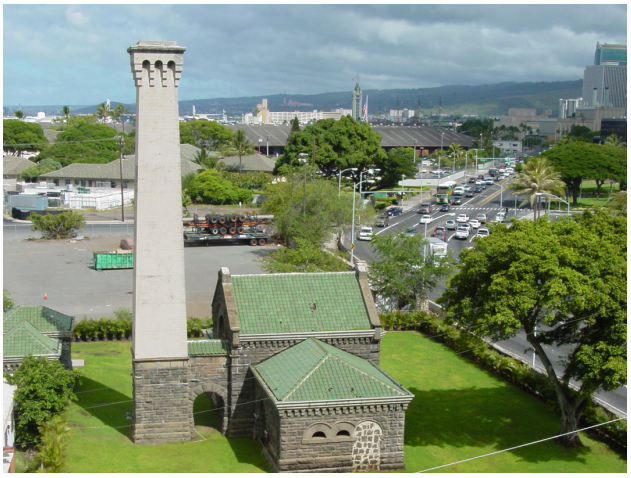


Figure 17: 2005 photo of the 1900 Pumping Station and Screen House with non-historic CMU structures removed and temporary grass lawn courtesy of the HAF in association with Louis Vuitton.

Two additions were built to support the Pumping Station facility. In 1925, an additional "Pump" building of brick to house a high-speed, electric powered pump was added and the original plant was turned into a machine shop, storeroom and office which was in operation until 1982. In 1939 a second "New" Pump House was constructed. The building's keystone reads 1940. The existing pit within the 1939 Pumping Station was approximately 34 feet below grade according to City and County construction drawings dated April 4, 1939. The 1925 Pump addition appears on a 1979 Public Works demolition plan indicated as Addendum No. 3. However, it has subsequently been demolished.[26] The 1939 Pump House along with the 1900 Pumping Station and Screen House remains today.

The use of the Historic Ala Moana Pumping Station was abandoned by the City and County of Honolulu when it built a new pumping station on the southwest portion of the block, adjacent to the Historic Ala Moana Pumping Station in 1955. This 1955 pumping station (WWPS #1) is still in use and is currently being renovated along with the pumping station subsequently built adjacent to it (WWPS #2). These two stations comprise the Active Pumping Station for all of the central core of Honolulu as far as Kuliouou. The design capacity of Station #1 is 66 million gallons per day and the design capacity of Station #2 is 103 million gallons per day.[27, 28]

25. CJS Group Architects Ltd., sit and building photos undated, work performed circa 1991.

26. Information on the sequencing of construction derived from "Historic Documents Kaka'ako Pump Station" compiled by the CJS Group Architects Ltd. An index of drawings and reduced-sized drawings are attached as Appendix C.

27. Jerry O'Donnell, Site Visit and Interview with author, Project Engineer for Hawaiian Dredging on the Active Pumping Station Renovation. 28 Jul. 2005.

28. R. M. Towill Corporation, "Ala Moana Wastewater Pump Station Modification," construction drawings. Nov. 2002.

As part of an on-going restoration effort in 2005, HCDA in association with the non-profit Hawaii Architectural Foundation and with the approval of the State Historic Preservation Office, removed a non-historic, one-story concrete block addition to the 1900 Pumping Station. The addition to the 1900 Pumping Station was built sometime after 1973 and was not part of the original historic structures. An additional non-historic, one-story concrete block and corrugated metal roof addition to the Screen House was also torn down at the same time. Much of the funding for the work that was not furnished by volunteer businesses and individuals was donated by Louis Vuitton. This addition appears on a 1947 drawing as a laboratory and on a subsequent 1953 drawing as a shower facility.[29]

The second Parcel 43 which comprises the Historic Ala Moana Pumping Station site is vacant and mainly paved. However, there are the remains of the 10,000 SF, approximately 11-foot tall arched underground storage reservoir, the Hering Reservoir, that at one time was connected to the Screen House. A project was initiated in 1979 by a Public Works contract to the CJS Group to demolish and backfill in the reservoir, however the project was cancelled.[30] The HHF in 1992 found that the reservoir was most likely filled in as part of another public works project. Holes were drilled in the arched roof of the vault and floor, the top was caved in and the reservoir was backfilled. The HHF report further suggests that any construction on this portion of the site should take into consideration that the fill material may not have been compacted suitably for construction purposes.[31] The remaining access point from the Active Pumping Station to the reservoir, according to Jerry O'Donnell, Project Engineer for Hawaiian Dredging working on the current Active Pumping Station renovation, was blocked permanently during the current Active Pumping Station renovation project.[32]

3.2 Forrest Avenue Parcel (Parcel 35)

The third parcel (TMK 2-1-015:035) is a vacant parcel of land located adjacent to the Historic Ala Moana Pumping Station property and bordered by Ala Moana Boulevard, Ilalo Street and Forrest Avenue. The land area of this parcel is 141,831.4 SF or 3.3 acres (3.256 acres). Circa 1953 City and County drawings indicate that a warehouse with boiler room facilities was located on this site. Subsequent 1979 Public Works drawings for the demolition of the underground reservoir indicated that portions of the remaining warehouses were in use as office and utility buildings.

4.0 Opportunities and Constraints

4.1 Opportunities

4.1.1 Regional Connection

Several opportunities at a regional level were identified and discussed with both community workshop groups and with the HCDA Board. Referring to Figure 2 on page 9, the Project Site (color coded in black) is adjacent to what will become a large educational area (color coded in blue) that spans from the container pier on

29. CJS Group Architects Ltd., "Historic Documents Kaka'ako Pump Station," Appendix C.

30. Chris Smith, CJS Group Architects Ltd. , telephone conversation with author, Jan. 2005.

31. Professional Service Industries, Inc., "Preliminary Site Assessment Report, Ala Moana Pumping Station," for Historic Hawaii Foundation, 25 Mar 1992: 7.

32. O'Donnell, site visit and interview with author, 28 Jul.. 2005.

the Ewa end of the Kaka'ako Makai area, beginning with the proposed OHA Cultural Center, including the proposed Cancer Research Center, the John A. Burns School of Medicine, the Children's Discovery Center, and ending at the Diamond Head edge at Kewalo Basin with a proposed public facility at the Makai end of the future Kewalo Basin waterfront development project by Alexander & Baldwin. The Project Site also sits on the edge of the commercial area remaining that is central to the Kaka'ako region. The Project Site is also within easy walking distance of the large open green park spaces in Kaka'ako, making it an ideal location for a multitude of uses.

In addition, the Project Site is also within walking distance of the proposed Pier 2 cruise terminal which will expect approximately 2,500 passengers with each docking. Already many visitors can be seen walking the harbor's edge when cruise ships are in port at Aloha Tower Marketplace or temporarily moored at Pier 2. The proposed new parking indicated in Figure 2 that leads from Channel Street to the front of the Pier 2 terminal and is connected directly to Papu Street behind the Immigration Building becomes a potential opportunity to connect not only the vehicle but the pedestrian to the greater Kaka'ako Makai area from the Pier 2 cruise ship terminal.

4.1.2 Ilalo Street Extension

The Ilalo Street Extension, which has been discussed for many years (indicated as a dashed line in Figure 2) should be considered in any development of the Project Site. There will be increased traffic on both Forrest Avenue and Keawe Street as a result of the proposed construction within the area.

4.1.3 HCDA Makai Development Regulations

The Project Site is designated commercial (c) on the Land Use Map on Pages 23-86 in the Kaka'ako Community Development District Makai Area Rules (November 2002). These guidelines were amended to mixed-use zoning (MUZ) for the Project Site on November 3, 2005 to include residential uses on the Project Site. A detailed list excerpted from the amendment, Section 15-23-32 of the Rules, Pages 23-30,31 and 32 is attached in Appendix G for reference.

4.1.4 Land Use Restrictions

Specific land use regulations and development parameters, i.e. building heights, floor area ratio and setbacks apply separately to the Historic Ala Moana Pumping Station site and the Forrest Avenue parcel. A summary of the applicable regulations and site constraints is as follows: (Refer to Figure 19 for locations.)

Figure 18: View from the top of Kaka'ako Waterfront Park to the ocean.

Ala Moana Historic Pumping Station Site:

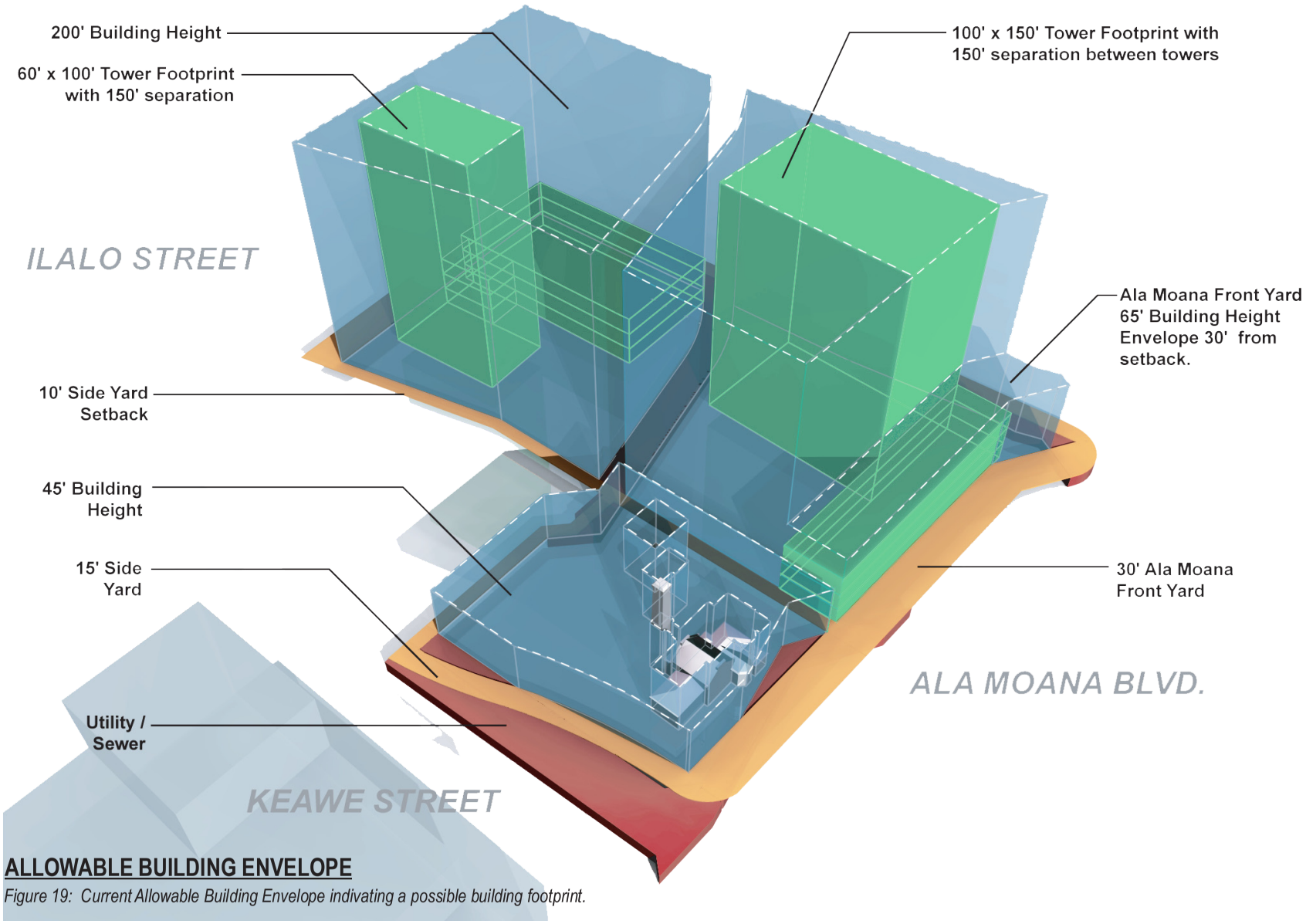
TMK:	2-1-015-043	25,961 SF
	2-1-015-044	22,929 SF
Lot Area:	1.122 acres	48,890 SF
Keawe Street Realignment:		48,890 - 7,263 SF = 41,627 SF (Usable Lot Area)
Land Use Designation:		Mixed-Use Zoning (MUZ), previously Commercial
Allowable Building Height:		45 FT
FAR:		1.5 x 41,627 = 62,440.5 SF
Existing approximate FA of the Historic Ala Moana Pumping Station Structures:		~3,235 SF
Allowable additional floor area:		59,205.5 SF
Setbacks:	Keawe Street:	15' from property line of realignment
	Ala Moana Blvd.:	15'
	Side and rear yards:	10' (0' if blank walls)
	Open space:	20% of the lot at ground level or 30% of the development area less required yards, whichever is lower
	Parking and Loading requirements:	To be determined based on proposed use

Forrest Avenue Parcel:

TMK:	2-1-015-035 lot 4	
Lot Area:	3.256 acres	141,831.40 SF
Land Use Designation:		Mixed-Use Zoning (MUZ)
Building Height:		200' max, 65' max height within 75' measured from Ala Moana Blvd.
FAR:		3.5 x 141,831.40 = 496,409.90 SF
Number of high rise towers permitted:		2 towers permitted, lot is greater than 80,000 SF
Tower footprint:		16,000 SF max. 110' max dimension in the east-west direction
Tower separation:		200' distance between long axes of towers 150' distance between short axes of towers
Setbacks:	Ala Moana:	15' for 65' height, 75' from property line for (tower) heights greater than 65'
	Keawe Street:	15' from property line of street realignment
	Ilalo Street and Forrest Avenue:	15'
	Side and rear yards:	10' (0' if blank walls)
	Open Space:	20% of the lot at ground level or 30% of the development area less required yards, whichever is less

The combined allowable total floor area including the historic structures of the two parcels is:

496,409.90 + 59,205.5 + ~3,235 SF = **558,850.4 SF of allowable floor area**
or 555,615.4 SF of additional allowable floor area



ALLOWABLE BUILDING ENVELOPE

Figure 19: Current Allowable Building Envelope indivating a possible building footprint.

The Makai Area Rules for land use and the development guidelines would allow a variety of commercial, residential and mixed-use development on both the Forrest Avenue and the Ala Moana Historic Pumping Station sites.

On the Ala Moana Historic Pumping Station site, the development area would be 48,890 SF less 7,263 SF for the Keawe Street realignment, leaving a net lot area of 41,627 SF. The property has a FAR of 1.5 and a maximum building height of 45'. The allowable floor area is 62,440.5 SF. The three existing historic structures have a floor area of approximately 3,235 SF. The maximum additional floor area that could be placed on the site is about 59,205.5 SF. Three or four-story structures with a maximum height of 45' could be placed on this portion of the development site.

The Forrest Avenue parcel has a land area of 141,831.40 SF, a FAR of 3.5 and a maximum building height of 200'. The allowable floor area, assuming utility and sewer easements are permitted to be included in the calculations, would be approximately 558,850.4 SF. Two 200' towers and a low rise structure with a maximum height of 65' to provide parking or other commercial uses could be placed on the property.

Figure 19 on Page 17 illustrates the current allowable building envelope permitted under the current Makai Area Rules for the Project Site along with a possible building massing within the envelope which was used for discussion purposes during both community workshops.

4.2 Constraints

4.2.1 Land Ownership (Ceded Lands)

While the State owns the ground lease, all three parcels are on ceded lands. HCDA has jurisdiction over all State lands within Kaka'ako and they have the authority to lease the property to private developers. Revenues generated from the lease must be in compliance with HRS 171-18 (law that defines how revenues are to be used from ceded lands) and HRS 10-13.5 (which requires 20% of the revenues from ceded lands be used for the betterment of the condition of native Hawaiians). Developers and any lessee of the property must be mindful of this requirement in preparing their financial plan in response to future RFPs (refer to Appendix J for further information).

4.2.2 Easements

There are several sewer and utility easements that have been established in favor of the City and County of Honolulu and utility companies located on the Project Site. Realignment of Keawe Street to meet the existing alignment across Ala Moana Boulevard is proposed and an easement for this future realignment has been created. While the easements affect the buildable area of the site, they do not affect the allowable FAR. The easements and realignment are shown on Figure 22 and are as follows:[33]

33. Preliminary subdivision plan by the City DDC and the Ala Moana Wastewater Pump Station Modification Plans, Sheet C-1 by RM Towill shows realignment of Sewer Easement "D".

Historic Ala Moana Pumping Station site:

1)	S-6	1,370 SF
2)	S-3	4,954 SF
3)	S-4	2,202 SF
4)	Parcel 3	1,695 SF
5)	Parcel 4	1,916 SF

Approx. Net Usable Land Area: 48,890 SF - 12,137 SF = 36,753 SF

Forrest Avenue parcel:

6)	S-5	643 SF
7)	Utility Access Easement A-2	12,153 SF
8)	Sewer Easement "D"	7,374 SF

Approx Net Usable Area:141,831.40 - 20,170 SF = 121,661.4 SF

Approx Total: 158,414.4 SF (3.637 acres)

4.2.3 Historic Classification

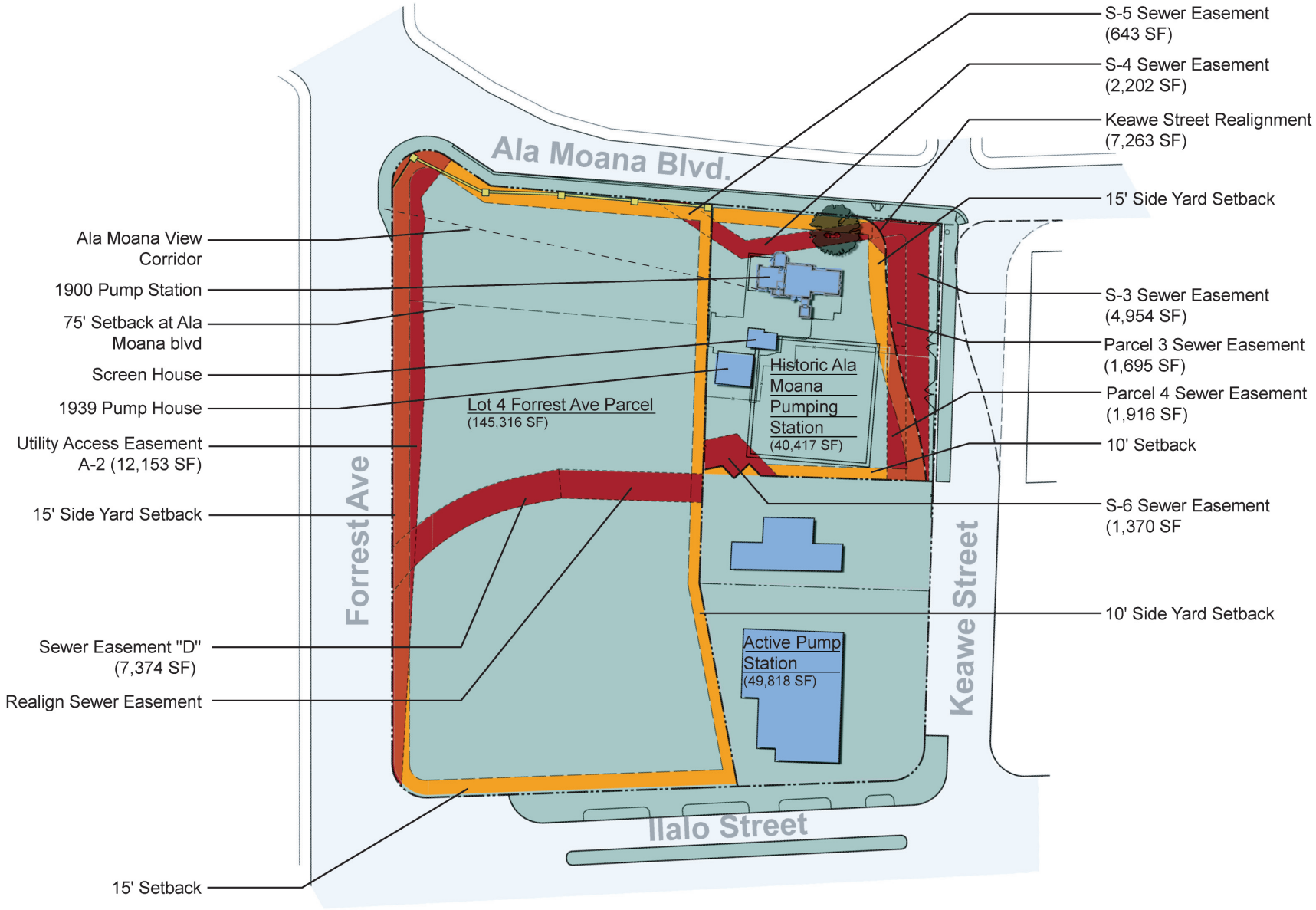
The Historic Ala Moana Pumping Station site was listed on the National Register of Historic Places in October 1978 as the "Kaka'ako Pumping Station" and on the State Register in August 1977.[34] Any renovation or alteration work currently falls under the provisions of Paragraph 3403.5 of the Uniform Building Code 1997 Edition and is subject to interpretation by the State Historic Preservation Office.

In addition to the three historic building structures, there is an existing coral stone wall structure along Ala Moana Boulevard on the Forrest Avenue parcel that is believed to be a remnant of Fort Armstrong. The wall has not been studied and is not on either the National or State Historic Registers. Because the wall is a remnant, it should be studied and documented before any demolition, modifications or alterations are made to it, refer to Figures 20 and 21 below.

34. National Park Service, National Register Information System 8 Jan. 2005 <http://www.cr.nps.gov/nr/research/nris.htm>.

Figure 20: View of stone wall at corner of Forrest Avenue and Ala Moana Boulevard with DOT concrete pedestrian barrier in background.

Figure 21: View of stone wall along Ala Moana Boulevard and Forrest Avenue parcel beginning at the edge of Historic Ala Moana Pumping Station site.



EASEMENTS & BUILDING SETBACKS

Figure 22

4.2.4 Existing Site Conditions

There have been many renovations to both the Active Pumping Station and the Historic Ala Moana Pumping Station since 1900, all in support of the growth of Honolulu. As each renovation or expansion project occurred, much of the underground piping, vaults, and chambers were abandoned in place. The condition of the three historic above ground structures have been well documented by others and a summary of findings is included herein (Section 4.2.4.1). The following is a brief description of additional deterioration of the historic structures not indicated in previous proposals and/or studies and a brief description of subsurface structures that have been observed at ground level during the course of this study.

1) The interior plaster finish of the 1900 structure is deteriorated and should be considered for restoration as it is part of the original structure (refer to Figure 23 on page 22).
2) The windows are deteriorated in all three structures more severely than previously reported. Most of the glazing has been broken (refer to Figure 24 on page 22 and Figure 36 on page 24).
3) The 1939 buried suction chamber at the Ewa end of the site is still indicated on a 1973 site plan. The float switch pedestal above it at the Ewa end also still remains along with a second metal capped structure which may be either a capped man-hole, or the remains of the second float switch pedestal (refer to Figure 25 on page 22).
4) To the Ewa side of the Screen House is an opening that is 4-feet by 8-feet and has been covered by several layers of plywood. The opening is filled with water to within 1-2 feet of grade. There are the remains of pipes; presumably the piping between the 1939 Pump House and the buried suction chamber (refer to Figure 26 on page 22).
5) As mentioned hereinbefore, the reservoir while most likely filled in is partially intact and probably was not filled to support any new construction above it.
6) The 1939 Pump House retains at least 3 feet of water (refer to Section 4.2.4.2. and Figure 39 on page 24).
7) There are remains of what appears to be the buried fountain in the front yard along Ala Moana Boulevard that appear on the 1947 Public Works drawings that were discovered and reburied during the 2005 HAF site improvements that were sponsored by Louis Vuitton.
8) The exterior grade around the structures are higher than the finish floor level. In inclement weather, water infiltrates the 1900 Pumping Station through the thresholds.
9) The concrete foundations remaining from the HAF removal of non-historic structures and concrete walkways surrounding the historic structures remain below the temporary grass landscaping and should be removed (refer to Figures 27 and 30 on page 22 and Figures 31, 32 and 34 on pages 23 and 24).

4.2.4.1 Review of Previous Development Proposals

Schematic Plans and cost estimates of the four most extensive proposals submitted to HCDA to develop the historic Ala Moana Pumping Station site and/or the Forrest Avenue parcel were reviewed. These previous proposals illustrate the extent of potential future development costs and renovation costs.

a) Proposed Renovation of the Historic Ala Moana Pumping Station (HHF 1991)

In 1991, the Historic Hawaii Foundation (HHF) contracted with Spencer Mason Architects (SMA) to undertake an “Evaluation of Condition and Re-Use” of the Historic Ala Moana Pumping Station. The study provided a

Figure 23: Damaged and settling plaster interior walls of the 1900 Pumping Station. The abandoned electrical conduit has been removed by the HAF in association with Louis Vuitton.

Figure 24: Extent of broken windows and deteriorated frames prior to the removal of the plywood and the addition of a temporary sheet of plexiglass on the interior face.

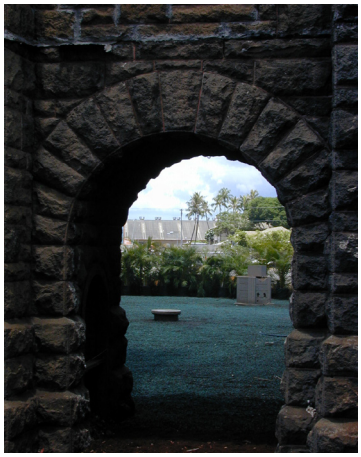


Figure 25: View of the remaining float switch and capped structure through the reopened archway between the chimney and the 1900 Pumping Station.

Figure 26: View of plywood covered pit to suction chamber before the CMU structure between.

Figure 27: Remaining concrete foundation in front of archway that was covered with temporary grass landscaping.

Figure 28: HAF volunteers removing some of roof waterproofing from historic structure.

Figure 29: Damage to cornice and missing downspouts, typical. Wood structure to left removed by HAF.

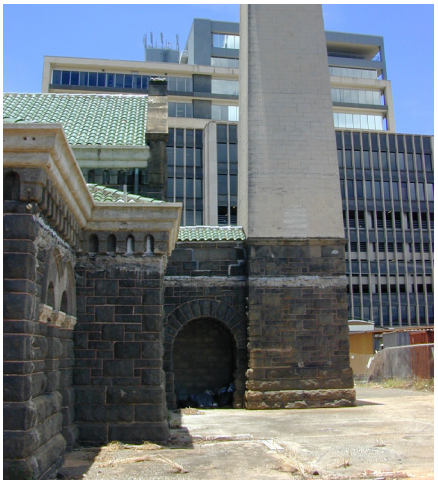


Figure 30: Remaining concrete foundations below the temporary landscaping. Arched opening infill in center removed by HAF.

Figure 31: Current state of Ewa side of 1900 Pumping Station looking toward Keawe Street indicating remaining paint and waterproofing in exterior historic stone. Plywood barricades over existing openings painted gray. Capped piping in foreground. Temporary grass over concrete in foreground courtesy of HAF in association with Louis Vuitton.

Figure 32: Closeup of Diamond Head side facing Forrest Avenue. Note section of window and wall that should be restored on right.Concrete slab in front of archway on left has been temporarily grassed and should be removed.

Figure 33: Current state of Diamond Head side of building looking toward Forrest Avenue. Vacant Forrest Avenue parcel in background. Gray painted plywood cover over access pit to 1939 suction chamber can be seen just behind the Screen House on the left.

Figure 34: Concrete foundations and walkways that remain below temporary grass landscaping. Screen House in background.

Figure 35: 1939 Pump House with broken glazing and concrete in foreground under temporary grass landscaping.

Figure 36: 1939 Pump House with broken glazing.

Figure 37: Remaining equipment and piping in 1939 Pump House.

Figure 38: Valves at base of pit in 1939 Pump House

Figure 39: View of bottom of pit where there is ~3 FT of standing water.

Figure 40: Equipment remaining at ground level in 1939 Pump House.

total probable cost of **$1,913,622** to restore all three buildings including additional site work and interior work to create a usable facility for the HHF that included within the 1900 Pumping Station: a public exhibition area, library, Director's office, video conference room, mezzanine within the main boiler room and outdoor trellised meeting area. Surface parking for 20 stalls was planned. No specific uses for the Screen House or the 1939 Pump House were indicated.[35]

An exhaustive documentation of the work required to restore the shell of the three buildings was included in the study. The work proposed was as follows:

Historic Ala Moana Pumping Station - 1900 Pumping Station 1991 Estimated Cost: $818,800

1) Structural cracks - Repairs to exterior cut basalt stone walls due to settling of surrounding site.
2) Waterproofing - Replace copper gutters, repair glazed clay tile roof.
3) Windows - Painted steel with multi-paned muntin lites. 75% replacement.
4) Doors - Painted steel with muntined lites. Repair rust damage, weld new as required. Replace missing glass.
5) Non-Original Elements - The CMU Block and built-up roofing structure at the Mauka/Ewa corner of the site described in the SMA report was removed by the HAF in association with HCDA in 2005. However, the foundation for the structure remains and continues to cause a water infiltration problem as the foundation is level with the interior of the structure. This foundation should be removed and the site regraded. The pipe rail structure at the Makai/Diamond Head corner was also removed by the HAF in association with HCDA in 2005. The waterproofing used to seal the original structure to the Historic Ala Moana Pumping Station main structure still remains and should be removed. In addition, the concrete foundation below remains and should also be removed.
6) Missing Original Elements - The original opening at the base of the incinerator mentioned in the SMA report was reopened by HAF and HCDA in 2005. There are remains of the mortar used to seal the opening which should be removed in any restoration effort. The original window opening at the Ewa wall filled below the window sill should be reopened. The sills and arched head must be replicated in cut basalt stone.
7) Cleaning - The original cut basalt stone has been painted. The paint should be removed. There is also waterproofing emulsion damage in locations of old additions.

In addition to the above restoration work, the following items of construction were included in the original estimate to augment the existing structures to function as intended:

1) Soil Test & Report
2) Mezzanine Floor
3) Electrical
4) Air Conditioning
5) Video/Conference
6) New Stair Case

35. Spencer Mason Architects, Kaka'ako Pumping Station: Evaluation of Condition and Re-use," for Historic Hawaii Foundation. 14 May 1991

Historic Ala Moana Pumping Station - Screen House **1991 Estimated Cost: $231,545**

1) Waterproofing - Replace copper gutter & drainage system.
2) Windows - Replace 100% windows.
3) Doors - Painted steel with muntined lites. Repair rust damage, weld new as required. Replace missing glass.
4) Non-original Elements - A CMU and corrugated roof structure attached to the middle Screen House historic structure mentioned in the SMA report for removal was also removed by HAF and HCDA in 2005. Its foundation also remains and should be removed.
5) Missing Original Elements - Original openings have been enclosed with either basalt rock or plywood. The infill should be removed and restored.
6) Cleaning - While much of the painted basalt rock was removed by HAF in association with HCDA in 2005, additional cleaning of the exterior is required.

In addition to the above restoration work, the following items of construction were included in the original estimate to augment the existing structures to function as intended:

1) New Basalt Wall
2) Restroom Facilities
3) Air Conditioning
4) Electrical

Historic Ala Moana Pumping Station - 1939 Pump House **1991 Estimated Cost: $252,339**

1) Waterproofing - Repair plaster at fascia & perform additional drainage system investigation.
2) Windows - Minor repairs & maintenance including painting and repairs.
3) Doors - Painted steel with muntined lites. Repair rust damage.
4) Cleaning - The sand finished plaster walls are stained at the cornice and should be cleaned to remove dirt.

In addition to the above restoration work, the following items of construction were included in the original estimate to augment the existing structures to function as intended:

2) Electrical
3) Air Conditioning
4) Demolition of Equipment

Taking a conservative inflation of 2% per year into account and the probable increase in cost attributed to the continued deterioration of the buildings over time, less the added construction items that have already been accomplished by the HAF, the adjusted renovation cost could easily be over $2.3 million in 2006 dollars.

b) Proposed Renovation of the Historic Ala Moana Pumping Station (HHF 1992)

In 1992 the HHF contracted with CJS Group Architects Ltd. to prepare preliminary plans for the reuse and renovation of the Historic Ala Moana Pumping Station site as a Heritage Education Center. Their proposal

did not include the adjacent 3.3 acre Forrest Avenue site though it did contain a larger portion of vacant land currently situated on the Active Pumping Station site.

The plan consisted of three phases for a total cost of **$2.5 million**. Phase I would renovate two of the three historic structures (1900 Pumping Station and Screen House) into exhibit space, workshop, information kiosk, restrooms and 15-stall surface parking lot. The estimated cost for Phase I was **$1.2 million**.[36] Phase II would renovate the 1939 Pump House into a library, construct a new structure as a Community Multi-purpose/Classroom Facility and add additional surface parking. Phase III would construct a new structure for HHF Administrative Offices. CJS Group was contacted on January 10, 2006, to determine whether actual cost estimates were prepared for Phase II and III. No additional information was available. In 1995, while the HCDA Board approved the lease to HHF there were Board Members who raised concerns regarding the proposed $1/year lease rent which would yield OHA 20 cents/year in revenue. OHA also raised concerns regarding the lease rent proposed by HHF and the project was cancelled soon thereafter.[37, 38]

c) Proposed Renovation of the Historic Ala Moana Pumping Station (Weiser 1997)

In 1997, HCDA issued an RFP for the development of the Historic Ala Moana Pumping Station. Three proposals were evaluated and the Ala Moana Station, LLC, headed by the Weiser Companies was selected as the developer. Their original development plan, prepared by the CJS Group, proposed a restaurant and brewery using the existing 3 structures and adding additional square footage to reach 8,000 SF of gross leasable area. The 1997 proposal indicates a construction cost of **$1.3 Million**. A farmer's market or open market of approximately 4,000 SF of covered and uncovered area was added at a later date. In 1999, the agreement was amended due to financial issues and later the agreement was canceled by HCDA. According to preliminary amended lease documents that were not executed, a 40-year ground lease of $90,000/year was proposed.[39]

d) Proposed Development of the Project Site (OHA 2004)

In 2004, OHA contracted with Architects Hawaii Ltd. to prepare conceptual plans and site development diagrams for both the Historic Ala Moana Pumping Station site and the Forrest Avenue parcel. Two 200-ft. tall office towers, with an option to build only one, a multi-level parking structure, and several configurations of commercial uses varying in size and floor area were illustrated in seven schemes. Their calculations show a maximum allowable floor area of 564,950 SF, which is approximately 6,109.6 SF more than calculated in this study. The Architects Hawaii Ltd. calculation may not have taken into account the Keawe Street realignment.

The maximum development of the seven schemes proposed was Scheme 4 which showed two office towers 200-ft. tall, 15,230 SF of commercial floor area and a parking structure for 1,336 parking stalls. The total developed floor area for Scheme 4 is 527,230 SF. Scheme 7 included one high-rise office tower with multi-level parking at its base and 16,372 SF of commercial floor area extending to the Historic Ala Moana Pumping Station site along the southern boundary. The total developed floor area of Scheme 4 is 190,498 SF and

36. Correspondence from CJS Group to HCDA dated August 13, 1993).

37. Summary Meeting No. 182 February 8, 1995 HCDA Board Meeting

38. OHA letter of concern dated February 10, 1995.

39. Amended Ground Lease No. 2 Btwn HCDA and Ala Moana Station, LLC. Unsigned, commencement date June 1, 2000.

this scheme reserves the Makai area (south of the sewer easement) of the Forrest Avenue parcel for future development. [40,41]

Telephone conversations with OHA indicate that the maximum buildout scheme would have cost $200 million with a 20-year amortization schedule. Since OHA is a government entity, there would be no tax benefits for renovating the historic structures. There was also concern within OHA that the buildings as proposed could be too bulky and would overshadow its surroundings. OHA also considered building only the parking structure in support of the John A. Burns School of Medicine. Ultimately, OHA chose to consider an alternate site within Kaka'ako and alternate building program.

4.2.4.2 Phase I Environmental Assessment Reports:

Two environmental assessment studies were prepared for the Project Site. Other assessment reports on adjacent properties by Harding Engineering and Environmental Services and RM Towill Corporation that may have included information on the Historic Ala Moana Pumping Station site and the Forrest Avenue parcel were not available for review.

The two environmental assessments are:

1) *Preliminary Site Assessment Report Ala Moana Pumping Station*, by Professional Services Industries, Inc. (PSI), prepared for Historic Hawaii Foundation, dated March 25, 1992 and

2) *Phase I Environmental Assessment Kaka'ako Pump Station Report,* by AMEC Earth and Environmental, Inc (AMEC), prepared for the State of Hawaii Department of Health, dated September 2004.

A brief summary of the two environmental assessment reports reviewed are as follows:

PSI's assessment was limited to the Historic Ala Moana Pumping Station site, the historic structures on the site and a visual reconnaissance of surrounding properties. Findings and excerpts from the PSI report:

1) None of the information reviewed would seem to indicate significant adverse impact exists on the site.

2) There are possible contaminants remaining in the underground sewage reservoir and associated piping. The underground sewage reservoir remains largely intact following its demolition in 1982.

3) The oil in the two transformers located in the 1939 Pump House should be tested for presence of polychlorinated biphenyls (PCB's).

4) Possible Asbestos Containing Materials (ACM):
    a. Green floor tiles in the office of the 1900 Pumping Station. Note: This tile and the non-historic

40. Architects Hawaii Ltd. "Conceptual Schemes 1 thru 8," transmitted to HCDA, 07 Apr. 2005.

41. Clyde Namuo, telephone conversation, 24 Jan. 2006.

office structure appendage was subsequently removed by HAF in association with HCDA in 2005.

b. Two spools of gasket rope in the old pump house basement.
c. Fire brick lining the inside of the 1900 Pumping Station chimney.

5) Based on the aerial photo dated September 1983, the adjacent Forrest Avenue parcel to the west contained three above ground storage tanks. The tanks appear to be petroleum and or fuel related. If these tanks leak or spill, the subsurface soil and ground water in the area may be affected.

6) Some surface contamination may occur from parked cars and storage of old automobile batteries on the Forrest Avenue parcel.

AMEC's assessment was limited to the Historic Ala Moana Pumping Station site and the north (Mauka) half of the adjacent Forrest Avenue parcel. In general, the AMEC report confirmed the findings of the PSI's environmental assessment with the following comments and additional information:

1) "No potential Recognized Environmental Conditions were observed" on the vacant portion of the Historic Ala Moana Pumping Station site (TMK: 2-1-015: 043) and on the Forrest Avenue Parcel (TMK: 2-1-015: 035)

2) There is 36 inches of standing water in the sublevel of the 1939 Pump House. This water should be tested to determine if it has been contaminated by leaching from the adjoining properties.

3) Limited Phase II ESI conducted by RM Towill Corporation (RMTC) mentioned in AMEC's report included two soil samples and groundwater sample from the Forrest Avenue parcel (TMK: 2-1-015: 035). One of the soil samples exceeded DOH action levels for lead and the other exceeded DOH action levels for lead and benzo(a)pyrene levels of concern. The groundwater samples exceeded benzo(a)pyrene and toluene levels. Further environmental investigation of these contaminants by conducting additional surface, subsurface and groundwater tests was recommended by the consultant. Specific details and recommendations are enumerated in AMEC's report.

4.2.4.3 Active Pumping Station

The Active Pumping Station possesses several challenges. There is the visual impact of the two active stations themselves and there is the issue of intermittent odors that permeate the area during inclement weather, refer to Figures 41 and 42 on page 30. A new odor scrubber facility is being built as part of the current Active Pumping Station renovation project and it will mitigate most of the odor from the station itself. The remainder of the odors are currently discharged from the sewer lines via the various manhole access points around the Project Site that feed the Active Pumping Station. Any proposed development should take into account the need for a visual barrier or treatment between the Active Pumping Station and the Project Site.

4.2.4.4 Roadway Improvements

In addition to the potential impact of the Ilalo Street Extension to the Makai side of the site, the edge of the Project Site along Keawe Street and Forrest Avenue must be brought up to City standards. There is also a

concrete median that has been placed in front of the Forrest Avenue parcel along Ala Moana Boulevard by the Department of Transportation to protect pedestrians, refer to Figures 20 & 21 on page 19.

4.2.4.5 Existing View Corridor

There is a perceived view corridor for the Historic Ala Moana Pumping Station site and Forrest Avenue parcel parallel to Ala Moana Boulevard in the Ewa/ Diamond Head direction that was discussed in both Community workshops, refer to Section 5.0 for a detailed description of the findings of these workshops. This view corridor and the open space it would create in front of the Historic Ala Moana Pumping Station site should be preserved and should not be blocked by future development. The view channel and open space is shown in Figures 43 and 44 below.

5.0 Community Workshops

Two workshops were held with the community to discuss and solicit input on the future development of the Project Site. One workshop was held with major landowners and stakeholders on Wednesday October 26,

Figure 41: View of Active Pumping Station along Keawe Street indicating the unimproved streetscape.

Figure 42: Aerial view of the Active Pumping Station from the Gold Bond Building.

Figure 43: View of corner of Forrest Avenue and Ala Moana Boulevard looking Diamond Head which indicates the view corridor to the Historic Ala Moana Pumping Station structures and chimney.

Figure 44: View of Ala Moana Boulevard looking Ewa from the Gold Bond Building.

2005. A second workshop was held on Saturday, November 5, 2005. This second workshop was open to the general public with invitations mailed directly to community groups, community organizations and individuals that had expressed interest in the Project Site in the past. The workshop was advertised in the *Honolulu Advertiser* and in the *Kaka'ako Connection,* the HCDA monthly community newsletter.

Attendees of both meetings were briefed using opportunities and constraints diagrams attached in Appendix H. A copy of the Minutes of Meeting for both meetings can be found in Appendices A and B.

During the October 26, 2005 meeting, 14 stakeholders were invited and 9 attended. After a long discussion, the group came to a general consensus as follows:

1) Renovate the Historic Ala Moana Pumping Station to preserve it.
2) Consider the Historic Ala Moana Pumping Station as an icon.
3) Provide a view corridor in front of the Historic Ala Moana Pumping Station from the intersection of Ala Moana Boulevard and Punchbowl Street to the Gold Bond Building.
4) Consider low-rise uses compatible with the John A. Burns School of Medicine and the proposed KS Life Sciences Research Complex and possibly locating parking toward the rear of the 3.256 acre site (Forrest Avenue parcel) that would not overshadow the Historic Ala Moana Pumping Station.
5) Consider setting aside land area for the future expansion of the Active Pump Station.

Over 70 individuals and organizations were invited to the November 5, 2005 workshop, 31 individuals attended. While there was much discussion and several advocates who strongly supported their positions from no development whatsoever to building a park, school, high-rise, etc., the general consensus was reached at the conclusion of the meeting by a majority of those present that the optimum use of the Project Site is as follows:

1) The Historic Ala Moana Pumping Station site should be restored, and many individuals present felt that there should be more controls than just the State or Federal requirements for restoration, such as a preservation easement as suggested by the HHF which would be a suitable vehicle by which any restoration work would be accomplished and would be maintained in perpetuity.
2) While most individuals accepted that there must be a return on investment for the Project Site, any development should be low-rise in nature and not impede the view of the Historic Ala Moana Pumping Station from Ala Moana Blvd.
3) Any development should be mixed-use. If developed appropriately, the Historic Ala Moana Pumping Station and adjacent 3.256 acres (Forrest Avenue parcel) could become an icon and gateway for the Kaka'ako district.

6.0 Development Policies

The following list of ten (10) development policies was created from the compilation of the opportunities and constraints analysis and by the Project Site and its relationship to its surrounding environment and in consideration of community opinions and comments that evolved from the workshops:

1) To develop the best use of the Project Site that includes a balance of mixed-uses, density and preservation with reasonable revenues paid to the Office of Hawaiian Affairs.

2) Restore/rehabilitate the Historic Ala Moana Pumping Station site in compliance with U.S. Department of Interior Historic Buildings Preservation, Restoration and Rehabilitation Guidelines and in accordance with the State of Hawaii Historic Preservation Office requirements.

3) To develop the Project Site as "the gateway" and "icon" into Kaka'ako Community Development District.

4) Development proposals which favor low-rise structures and attempts to continue the "urban village" concept and character of the Kamehameha Schools Life Sciences Research Center or fit in with the existing educational buildings should be viewed more favorably.

5) A view corridor of green space in front of the Project Site from the intersection of Ala Moana Blvd. and Punchbowl Street to the Gold Bond Building should be maintained.

6) New structures on the Historic Ala Moana Pumping Station site should not obstruct the view of the historic structures from Ala Moana Boulevard. Any new structures on the historic site should be designed to complement the architectural character of the Historic Ala Moana Pumping Station and not copy it.

7) Development proposals should create an urban space that is a friendly, pedestrian walking environment. Consideration should be given to connect the Project Site to the Pier 2 Cruise Ship Terminal, the John A. Burns School of Medicine, the future Cancer Research Center, the Hawaiian Cultural Center and the Life Sciences Research Center and the Kaka`ako Waterfront Park. A more pedestrian friendly streetscape should be developed along Ala Moana Boulevard.

8) If housing is provided there should be an affordable rental housing component.

9) Any parking structure, if proposed, should be concealed from view with commercial uses on the ground level. The structure should be located on the Makai portion of the Forrest Avenue parcel. The height of the structure should not detract from or compete with the historic significance and presence of the Historic Ala Moana Pumping Station site.

10) Provide a creative architectural and/or landscape treatment to screen and reduce the visual impact of the Active Pump Station seen from the Project Site.

7.0 Development Alternatives

7.1 Density & Height

During the second public workshop it became evident that in spite of a few supporters of "do nothing, or build more public park facilities," there were two strong opinions as to what constituted an appropriate develop-

ment scenario for the Project Site. The first alternative favored by all those at the first stakeholders' meeting and the majority of the individuals present at the second community workshop, was a low-rise development that would not impede the view of the Historic Ala Moana Pumping Station site from Ala Moana Boulevard. The second alternative was more of a maximum build-out scenario, again however, with some consideration given to a view corridor established for the Historic Ala Moana Pumping Station.

As such, two alternatives are offered that represent these opinions on development that can form the basis of selection during the RFP process.

1) Low rise, mixed-use development on the Forrest Avenue parcel with terraced building heights not to exceed 85 feet (the height of the adjacent John A. Burns School of Medicine) and low rise structure(s) on the Historic Ala Moana Pumping Station site not to exceed a height of 45 feet that do not obstruct the full view of the Historic Structures currently visible from Ala Moana Boulevard. Any parking structure, if proposed, should be located on the Makai portion of the Forrest Avenue parcel.

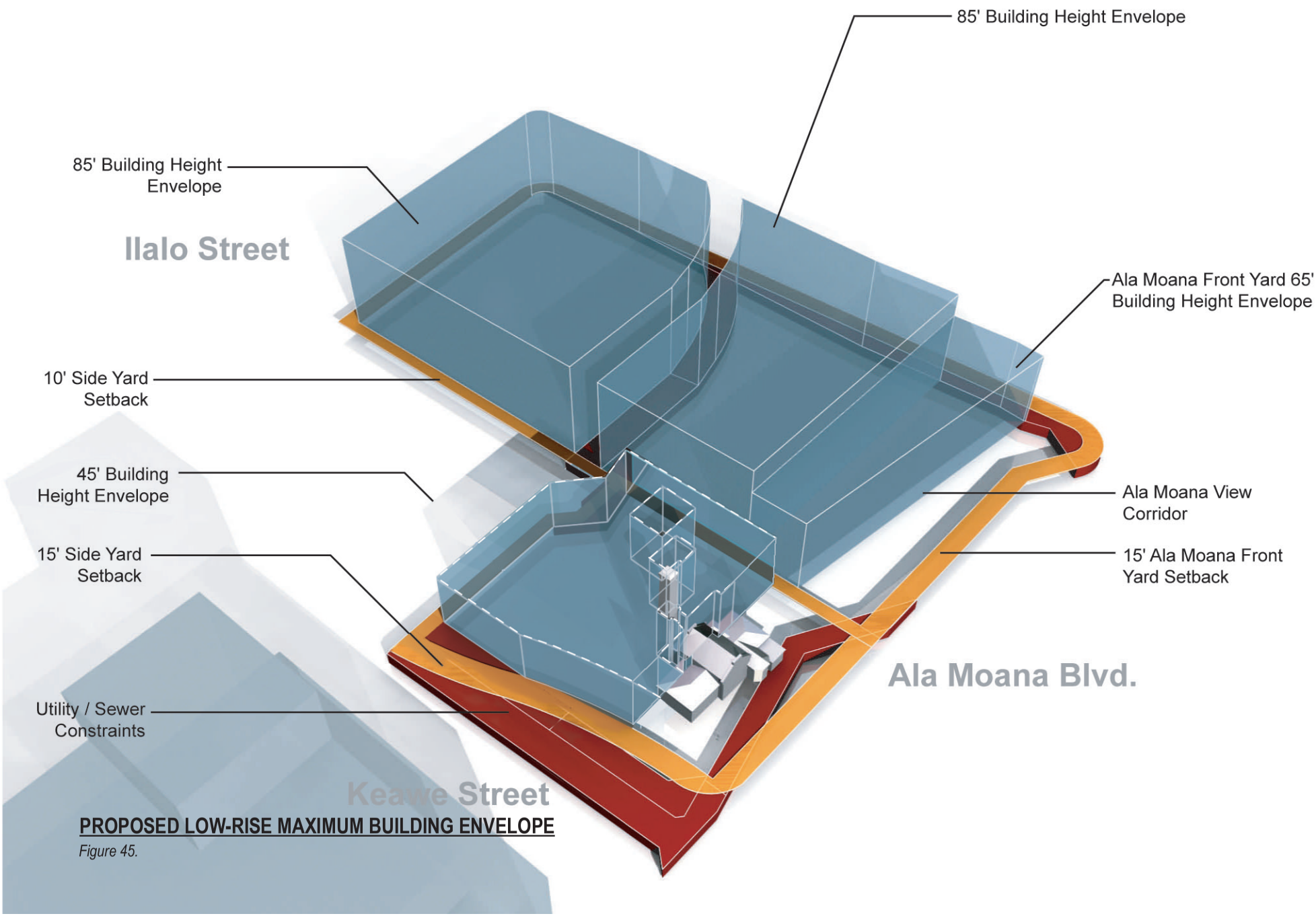
2) Mixed-use, Tower development. A combination of low rise structures and one mid-rise, terraced structure, not to exceed the height of the adjacent Gold Bond Building including parking which would be more desirably located on the southern portion of the Forrest Avenue parcel (3.3 acre parcel) and low rise structure(s) on the Historic Ala Moana Pumping Station site not to exceed a height of 45 feet that do not obstruct the full view of the historic structures currently visible from Ala Moana Boulevard.

In addition, the detailed analysis of previous development proposals was factored into the above two scenarios. The 1991 cost estimates escalated for today's dollar for the restoration and minimal renovation of the historic structures for use as office space indicates that several million dollars must be spent. In addition, revenue must go toward the maintenance and upkeep of the historic structures throughout the duration of any ground lease which precludes any park or museum type development scenario that does not generate enough income to maintain the structures. The 2005 OHA study clearly suggest that a maximum build-out scenario is perhaps not the most desirable building mass and scale for the context of the historic structures and the future neighborhood.

7.2 Appropriate Uses of the Historic Ala Moana Pumping Station Structures

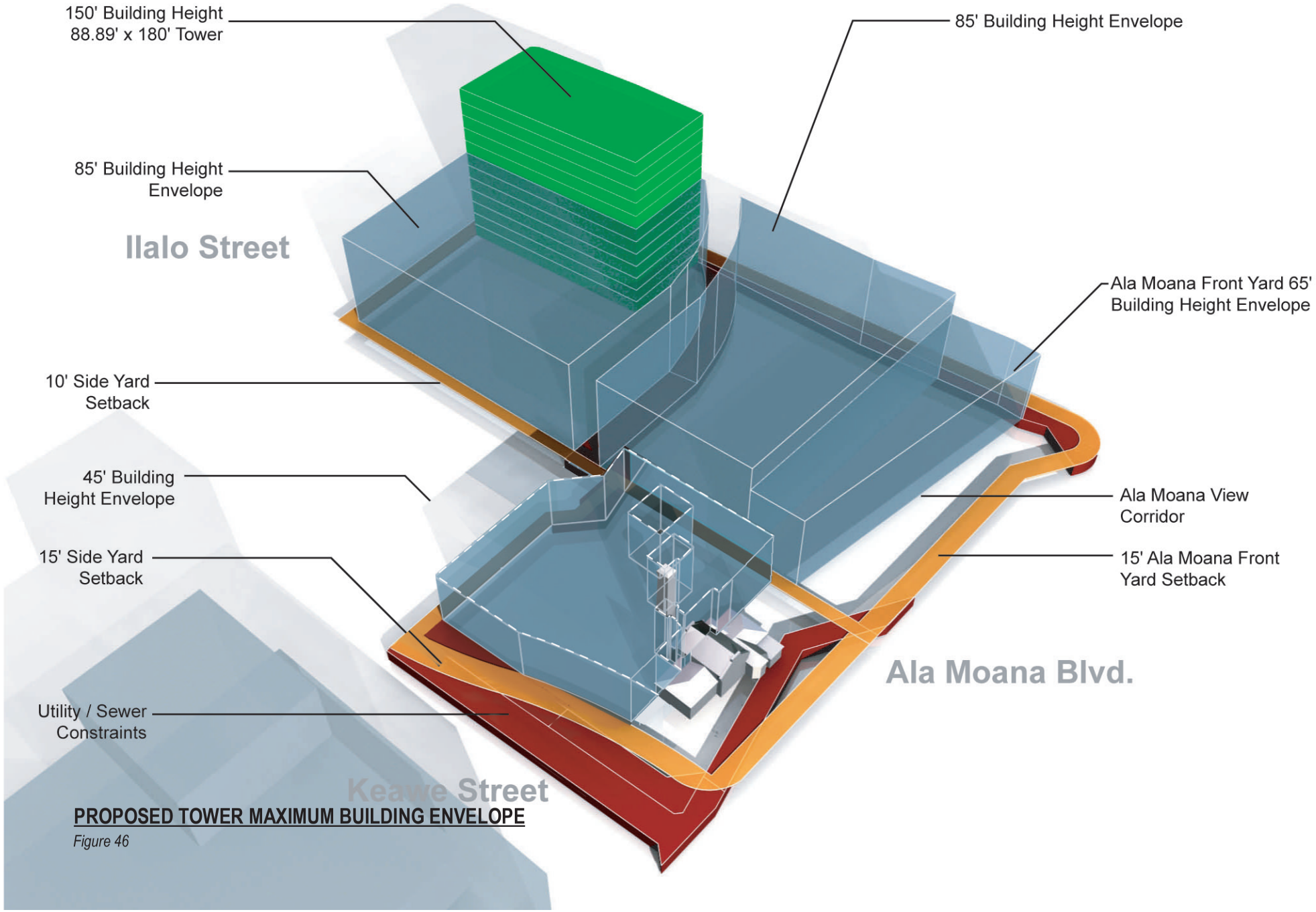
Any active use would be appropriate for the historic structures as long as it can be viewed and used by the public. Examples of such uses are a restaurant, a museum, an art gallery, an information center, etc. Exhibits and artwork should change frequently and not be static. Integrating the facility with cultural amenities and programs would be desirable. Night time use of the historic complex would also be desirable.

The Historic Ala Moana Pumping Station should serve as the focal point and anchor for the Ewa end of the Kaka'ako Makai Plan. The ambiance and setting of the Honolulu Academy of Arts and the Contemporary



PROPOSED LOW-RISE MAXIMUM BUILDING ENVELOPE

Figure 45.



PROPOSED TOWER MAXIMUM BUILDING ENVELOPE

Figure 46

Museum are some examples. Use of the historic structures exclusively for private offices and/or storage would be inappropriate.

8.0 Development Strategy

Given that the Project Site is perceived to be highly controversial, any RFP process for the Project Site should be community based. The following sequence of events is proposed:

1) Consider pursuing a request for proposal (RFP) procurement process for selecting the developer for the Project Site.

2) Consider inviting all interested developers to attend a community workshop in which the future of the Project Site is discussed with interested community stakeholders before responding to the RFP.

3) Consider requiring all prospective offerors to make a public presentation of their development proposals before any formal submittal to HCDA.

4) Consider establishing a Selection Committee that includes members of the community to evaluate the proposals.

5) Consider presenting the Best and Final Offers at a public meeting and include any comments and recommendations by the community for consideration before making a final selection of a developer.

9.0 Best and Final Offer Development Proposal Content

Any development proposal in response to the RFP process should address and include the following:

1) Project Management
   Development team's experience and success with similar type projects. Identification of key personnel. Provide a management program plan.

2) Development Intent
   Explain the design concept for the project that addresses the established development policies, objectives and urban design guidelines.

3) Historic Structures Management Plan
   Explain how the historic elements of the Project Site will be restored and maintained throughout the life of the lease.

4) Statement of Work
   Clearly identify all predevelopment responsibilities, including site investigations, surveys and due diligence activities that also include any subterranean structures on the site and any that may affect

off-site conditions. Identify planning, design and permitting intentions. Prepare and process any environmental analysis, obtaining necessary entitlements, and government approvals. Address historic nature of remaining structures.

5) Conceptual Plans
Submit as a minimum a site plan, floor plans, elevations and character sketches or renderings that explain the development intent at a size and scale suitable for use in public meetings.

6) Economic Proposal
A proposal that details the terms of the ground lease that should be provided.

7) A Pro Forma Business Plan
The plan should explain and specify all necessary elements to implement the development proposal including funding requirements and sources. A development schedule beginning upon execution of lease and ending upon completion of the development should be included. Construction costs both hard and soft costs should be included. Ongoing maintenance and repair costs including the upkeep of the historic structures should also be included. Market and feasibility analysis including key assumptions for market support from qualified independent sources shall be included. A Financial Pro Forma including cash flow, operating income, inflated for time, and including revenues to the State of Hawaii and OHA should be included. A financial strategy and letters of interest from potential funding sources should be included. Marketing and leasing plans including potential rents, tenants, and comparisons should be included.

10.0 Evaluation Criteria for Best and Final Offer Submittal

Evaluation Factor	Percent of Total Score
1. Financial plan and viability of the proposal including revenues to the State of Hawaii and OHA	25
2. Consistency with development policies, mission, vision for Project Site:	
a. Historic structures plan	
b. Iconic-entrance gateway to Kaka'ako	
c. Relationship to surrounding urban village character	
d. Urban design and architectural character	
e. Appropriate uses and viability for the Project Site	
f. Compliance with HCDA Kaka'ako Makai District Vision, Goals and Objectives	
g. Compatibility with massing and building envelope goals for the Project Site. Lower-rise proposals being more desirable	
h. Visual barrier / treatment between Active Pumping Station and Project Site	

j.	Treatment of the pedestrian experience	
k.	Public benefit	25
3.	Feasibility of design proposal	20
4.	Community comments and Selection Committee comments	15
5.	Developer's qualification, experience of members of the development team, property management experience & experience with community / public agency interaction	10
6.	Development schedule	5
		100

11.0 Possible Interim Uses

Given the community interest in the Historic Ala Moana Pumping Station and the possible lengthy nature of any future development proposal process, it is proposed that HCDA consider allowing special events and venues to occur at the Historic Ala Moana Pumping Station in the interim. Proper insurance and indemnifications would be required. One such non-profit event, sponsored by Louis Vuitton, has paid for an irrigation system surrounding the historic structures.

The Diamond Head end of the Project Site is paved with temporary porous pavement and can serve as a temporary parking area for any events. In addition, the parking area could be rented during daylight hours to generate a small revenue stream to offset landscape and maintenance costs. Owners would assume liability for their vehicles and for their personal safety. If the Diamond Head end of the Project Site is to be used for parking, additional fencing between the parking area and the historic structures is recommended.

12.0 A Vision for the Project Site

Throughout numerous meetings with HCDA, HCDA board members, major stakeholders, and the community at-large, the common thread amongst all parties was the special character of the Historic Ala Moana Pumping Station. While few individuals understand its significant historic role in the modernization of our city, all parties responded to the iconic nature of the architecture and the fact that the structures, especially the chimney, has been a prominent and identifiable landmark along Ala Moana Boulevard. Any development proposed for the Project Site should respect these two aspects.

The massing and scale of any proposed development should respond to repeated comments by the community that it should be pedestrian scaled--especially at the street level. Low-rise development being preferred

over high-rise. The uses proposed for the historic structures and any additions should reinforce HCDA's vision for Kaka'ako:

> "...establish Kaka'ako as the most desirable and sustainable urban place in Hawaii in which to work, live, visit, learn and play."

As such a proposal which includes uses and spaces open to the public well beyond normal business hours and complements the surrounding proposed and existing facilities is desirable.

13.0 Follow-Up Comments

A draft copy of the Policy and Development Stategy Plan was posted on HCDA's website and five written comments were received. They are included in Appendix K.

On May 2, 2006, House Bill 2555 was adopted that precludes residential development within the Makai Kaka'ako area. Any future development should adhere to this new ruling and any future ruling that affects specific land uses pertaining to the Project Site.

Most of the comments received expressed concern for the state of the historic structures and preserving the Historic Ala Moana Pumping Station as an iconic symbol for the community.

APPENDIX A

Minutes of Stakeholder's Meeting

CLIFFORD PLANNING LLC

MINUTES OF STAKEHOLDER'S MEETING
Revised Nov. 29, 2005

PROJECT:	Policy and Development Strategy Plan for the Historic Ala Moana Pumping Station and Developable Lands	**DATE:**	Wed., Oct. 26, 2005
LOCATION:	Hawaii Community Development Authority (HCDA) Offices	**TIME:**	9:00 a.m. – 12:00 noon
		CPI PROJECT NO.:	2005.307

PRESENT: Gregg Takayama for Sam Shomaker, M.D., J.D., JABSOM – UH
Randy Grune, Hawaii Stevedores, Inc.
Barry Fukunaga, SDOT-H
Jay Nakandakare for Mr. Silvestre Ulep, C&C / ENV
Daisy Yamada for Mr. Gordon Hess, 677 Ala Moana
Loretta Yajima, HCDC
David Gulick USCIS/DHS
Bob Takushi for Mr. Clyde Namu'o, OHA
Bob Oda for Ms. Susan Todani, Kamehameha Schools
Deepak Neupane, PE, AR (HCDA)
Janine Clifford, President, Clifford Planning LLC (CPLLC)
Seyeon Lee, CPLLC

DISCUSSION:

A meeting was held with the proposed project's stakeholders in the Kaka'ako area to discuss the future of the Historic Ala Moana Pumping Station and the adjacent 3.3 acres of vacant land. Of the 14 stakeholders invited, 9 were in attendance. The stakeholders were briefed using the opportunities and constraints diagrams that had been prepared and that were presented to the HCDA Board on October 5, 2005. A list of questions that was also presented to the HCDA Board at that time was asked of the participants. The following is a summary of responses:

1.	The Project Site should be considered for mainly industrial use because of the noise, smell, and high traffic. While the current Kaka'ako Makai Area Design Guidelines allows for residential use, the site may not be suitable for residential uses because of the truck traffic from/to the active pier and the traffic on Ala Moana Blvd.

2.	The Ilalo Street future extension to Punchbowl Street as it impacts the site was discussed. Fort Armstrong is functioning at capacity and any reduction to the container yard capacity would be a hardship. Consider signalizing the corner of Forrest Avenue and Ilalo Street and using South Street as the connector street without a reduction in land area of the Project Site.
3.	The City & County gave a brief status of the existing Active Pumping Station and the current renovation project. While there are no future plans for expansion beyond the current upgrade project, the Active Pumping Station is the single collector point for the urban core of Honolulu. Most of the sewer lines that feed the Active Pumping Station are contained within an easement along the edge of the site bordering Keawe Street. There are two force mains that exit the Active Pumping Station and connect directly to the sewer treatment facility at Sand Island. One force main bisects the 3.3-acre portion of the site and is contained within an easement, and the other is located within Ilalo Street. If feasible, there should be some consideration in the development of the Project Site to include any necessary future expansion of the Active Pumping Station.
4.	The cruise ship terminal impact on the Project Site was discussed. While pedestrian traffic from the future cruise ship terminal will not be heavy, there will be increased pedestrian traffic near the Project Site. The current proposal is for the bus traffic generated by the cruise ships to access the Pier 2 terminal from Ala Moana Blvd. via Papu Street to Forrest Ave. This access way also affords a possible pedestrian way to the Project Site. Given the above, it seems feasible that a portion of the Project Site could possibly be retail, linked to the rest of Kaka‘ako with a trolley system. This connection point could also be extended to allow visitors to walk between Kaka‘ako and Aloha Tower.
5.	Kamehameha Schools (KS) gave a brief update on their current plans for their sites adjacent to the Gold Bond Building (677 Ala Moana Blvd.) and their properties directly across Ala Moana Blvd. Currently, the area adjacent to the Gold Bond Building is proposed as a low-rise, 4-5 story “urban village” Life-Science Research Center. Directly behind the Gold Bond Building is a proposed ground level parking facility and possibly retail. The current thought is to connect this facility with a pedestrian access that would include retail stores along Cooke Street to Mother Waldron Park. Across from the Life-Science Research Center, on the opposite side of Ala Moana Blvd., KS envisions residential uses - possibly to the maximum building envelope. The vision along Cooke Street is similar to the Imperial Plaza which is pedestrian friendly where there is a green space between the commercial retail and the sidewalk. There are plans to renovate around Mother Waldron Park adding more sculptures.

6.	A suggestion was made that the Historic Ala Moana Pumping Station could be used to "brand" Kaka'ako. It is the only recognizable structure or image left in Kaka'ako. The Historic Ala Moana Pumping Station could be historically renovated to house a museum, small Hawaiian craft stores, or visitor center.
7.	The idea of providing for the auto dealerships that will be vacating the KS properties was discussed. Since many of the surrounding lots are being used as auto dealerships it may be an appropriate use.
8.	Parking for the Kaka'ako area was discussed. HCDA pointed out that a parking study for the area is in progress. Parking is needed for the Medical School when it is complete, including the Cancer Research Center. At least 30% more parking is needed in addition to the existing, which translates to approximately several hundred more stalls when the Cancer Research Center is finished. The offices in the downtown area are also in need of parking spaces. The Gold Bond Building is oversold. It would also be ideal to consider a trolley system from any proposed parking to the downtown area. A possible use for part of the project site would be to build a parking structure that would generate income.
9.	If the Historic Ala Moana Pumping Station is to be renovated for an alternative use, it should be air-conditioned and enclosed to mitigate odors from surrounding manhole covers and the adjacent Active Pumping Station.
10.	The Historic Ala Moana Pumping Station site was discussed. A designated area of land around the Historic Ala Moana Pumping Station should be set aside. This open space could become a park (green-belt). It should remain as historic. This open space should extend up to the corner of the 3.3-acre site along Ala Moana Blvd. to create a view corridor and perhaps act as a gateway into Kaka'ako. This open space at the corner of Forrest Ave. and Ala Moana Blvd. would also complement the large open triangular space in front of Waterfront Plaza and Restaurant Row. The nature of the open space and additional green space will slow the traffic down on Ala Moana Blvd. Because there is a working harbor behind the site, the green/open space will soften the area. Also, the green space around Kaka'ako (both Mauka and Makai) will screen the function of the Active Pumping Station as well.
11.	People should consider the cost/budget for the repair and restoration of the area and the Historic Ala Moana Pumping Station. Income should be sufficient to maintain the Historic Ala Moana Pumping Station as well.

12.	Concerns regarding high-rise construction on the site were discussed. High-rise structures would create more density and congestion around the area which will be one of the most congested areas on the site given the current proposed development in the area. The Historic Ala Moana Pumping Station would disappear between the possible high-rise towers and the Gold Bond Building. If there is to be a high-rise tower around the Historic Ala Moana Pumping Station, it should be designed so as to not change the view from Ala Moana Blvd.
13.	A suggestion was made to continue the KS concept of an "Urban Village" of low-rise facilities with an open view corridor to the Historic Ala Moana Pumping Station from Ala Moana Blvd.
14.	A question was asked as to HCDA's interests for the Project Site. HCDA is concerned with the issue of Preservation vs. Density, to find the best use for the property while maintaining a suitable income to maintain the property and return a reasonable income to OHA.
15.	It was pointed out that the Kakaʻako Active Pumping Station (daily capacity, 50-60 million gal. per day) is the major pump station for the City and County of Honolulu and therefore, during heightened security alerts, the facility should be provided with additional security.
16.	The historic coral wall along the edge of the site should be preserved. There should be no development that impedes the view of the Historic Ala Moana Pumping Station from Ala Moana Blvd.

CONCLUSION:

A consensus was reached at the conclusion of the meeting by those present that the most optimum use of the Historic Ala Moana Pumping Station and the adjacent 3.3 acres is as follows:

1.	Renovate the Historic Ala Moana Pumping Station to preserve it.
2.	Consider it as an icon for the Kakaʻako area.
3.	Provide a view corridor of green space in front of the Historic Ala Moana Pumping Station from the intersection of Ala Moana Blvd. and Punchbowl Street to the Gold Bond building.
4.	Consider low-rise uses compatible to the John A. Burns School of Medicine and the KS Life-Sciences Research Center and possibly parking toward the rear of the 3.3-acre site that does not overshadow the Historic Ala Moana Pumping Station.

5.	Consideration should be made for possible future expansion of the Active Pump Station, which would require more land area.

The meeting concluded at 11:00 a.m. The above constitutes Clifford Planning LLC's understanding of the meeting. Please advise in writing within 7 days of distribution any additions, modifications or corrections.

Attachments: None

By: Dr. Janine S. Clifford, AIA/AICP/ASID

Distribution: All present at meeting.

APPENDIX B

Minutes of Public Meeting

CLIFFORD PLANNING LLC

MINUTES OF PUBLIC MEETING

PROJECT:	Policy and Development Strategy Plan for the Historic Ala Moana Pumping Station and Developable Lands	**DATE:**	Sat., Nov 05, 2005
LOCATION:	Hawaii Community Development Authority (HCDA) Offices	**TIME:**	9:00 a.m. – 1:00 p.m.
		CPI PROJECT NO.:	2005.307

PRESENT:
James Grogan, American Society of Mechanical Engineers
Abigail Maynard Finlay, Historic Hawaii Foundation
Jon P. Haig, Hawaii Masonic Lodge
Tom Anton, Visionmaker (Hawaii) Themed Entertainment Assoc.
Robert Fowler, Ala Moana/Kaka'ako Neighborhood Board
Lainie Tamashiro
Amanda E. Cooke, Solid Foundation, Rec.
Tim Anderson, Genesis Pacific
Ray Wieckowicz, Grand Lodge of Hawaii
Jim Berostrom
Joan Williamson, Voyager Public Charter School
Marsha Graf, Voyager Public Charter School Parent
Gregg Takayama, U.H. Medical School
Jerry Pupillo, Hawaiian Waters Adventure Park
Rowena Senining, Honolulu Center for Physical Therapy
Arthur Senining, Honolulu Center for Physical Therapy
John Breinich, NB #11
Lorraine Lunow-Luke, Hawaii Capital Cultural District
Seong Soo Kim, U.H. Student
Maile Sakamoto, Hawaii Potters Guild
Tom Smyth, Downtown Neighborhood Board
Corinna Cornejo, Voyager Public Charter School
Frank Haas, Hawaii Tourism Authority
Al Fink, Pankow
Marilyn Michaels, Ala Moana/Kaka'ako Neighborhood Board
Joyce Lynn M. Kimura-Lee, Voyager Public Charter School
Clarence Ng
Diana Leone, Star Bulletin
Nancie Caraway, U.H. Manoa
Quan Nguyen, Hoopono/PJ's
Stephen Teeter, Hoopono
Deepak Neupane, PE, AR (HCDA)
Janine Clifford, AIA/AICP, President, Clifford Planning LLC (CPLLC)
Seyeon Lee, CPLLC
Chris McKee, CPLLC

DISCUSSION:

A public meeting was held to discuss the future of the Historic Ala Moana Pumping Station and the adjacent 3.3 acres of vacant land. A notice of the public meeting was published in the Honolulu Advertiser on October 25, 2005, and in the Kaka'ako Connection, the community newsletter published by HCDA. In addition, over 70 individuals who had previously listed themselves as interested parties with HCDA received notice of the public meeting directly.

The attendees were briefed using the opportunities and constraints diagrams that had been prepared and that were presented to the HCDA Board on October 5, 2005 . A list of questions that was also presented to the HCDA Board at that time was asked of the participants. The following is a summary of responses:

1.	A question was raised regarding the use of the vacant site behind the Gold Bond Building. It was explained that the owner, Kamehameha Schools, is currently proposing a 4- to 5-story "urban village" style Life-Sciences Research Center.
2.	A question was raised regarding the intentions for the Project Site and whether or not a 24-story building was intended for the Project Site. It was explained that the diagrams indicate the current allowable building envelope for the Project Site.
3.	A question was raised regarding the necessity to realign Keawe Street. The participants were advised that the diagrams reflect the current easements, one of which is an easement for the possible future realignment of Keawe Street.
4.	A question was raised as to whether or not the odors from the Active Pumping Station would be mitigated in the current renovation project. The participants were advised that new scrubbers are being added as a result of the current renovation project; however, not all of the smells originate from the Active Pumping Station itself but also from the surrounding manholes, and therefore it would be unrealistic to assume that all of the surrounding odors could be mitigated.
5.	A question was raised regarding the adequacy of parking in general for the Kaka'ako area. HCDA advised that a parking study for the area had been commissioned.
6.	A 5-minute presentation by Jim Grogan, past chairman of the Hawaii Section of the American Society of Mechanical Engineers (ASME), was made as to the appropriate disposition for the Historic Ala Moana Pumping Station. Mr. Grogan proposed a Museum patterned after the Baltimore Inner Harbor Development and Public Works Museum which would cover all fields of engineering in Hawaii. He suggested that this museum would relate well to the existing Children's Discovery Center. A participant raised a question regarding size and scale of the Baltimore project versus the Project Site. Mr. Grogan pointed out the Baltimore project is significantly larger, at least 3 times the size of Kaka'ako. A complete copy of Mr. Grogan's statement is attached. (Refer to Appendix A)

7.	One participant stated that the Historic Ala Moana Pumping Station has been beloved since childhood and was pleased to hear that it is being preserved. It was suggested that it become some type of museum that explains the history of the Historic Ala Moana Pumping Station. It might cover the workers, a historic time line, etc. It should be kept as a Pumping Station and possibly be refurbished with parking in the rear. Maybe with glass covers for viewing mechanical parts or the pit. Portions of the existing buildings should be used for public meetings and gathering spaces. It should be pedestrian friendly. There should be some connection with the Pier 2 cruise terminal.
8.	A short presentation was made by David Cheever, Executive Director of the Historic Hawaii Foundation (HHF), as to the Foundation's position on the disposition of the Project Site. HHF believes that to just require any future developer to follow State and Federal guidelines to restore the historic facilities is insufficient and that a preservation easement will assure that the structures are adequately maintained in perpetuity. The space around the structures should be left open space. The easement would also provide a vehicle by which any alterations could be reviewed and approved in the future. A copy of HHF's proposal is attached. (Refer to Appendix B)
9.	A question was raised as to why HCDA, OHA and HHF can't get together to develop the Project Site, or at least the Historic Ala Moana Pumping Station site. It was explained that the three organizations did indeed try to work together previously. Over a million dollars was raised by HHF, which ultimately had to be returned to the donors. HHF proposed to renovate the historic structures, estimated at over $2 million at the time, and occupy it as a non-profit at significantly reduced rent. OHA maintains a fiduciary responsibility to receive a reasonable return on their lands which precluded the proposal.
10.	The size of the existing structures was discussed. It was pointed out the total square footage of the usable Historic Ala Moana Pumping Station facilities is about the size of a large house including the garage, approximately 2,945 SF. Another suggestion was to use the historic facilities as an orientation center for tourism. Tour operators could generate revenue for OHA by selling tickets from this central point.
11.	Lorraine Lunow-Luke, representing the Hawaii Capital Cultural District, pointed out that Kaka'ako is being included in a plan to create a Hawaii Capital Cultural Center. The area would include Piikoi to Chinatown, inclusive of Kaka'ako, and the disposition of the Project Site should take this into consideration.

12.	A suggestion was made to develop the Project Site in a partnership approach. There is enough room on the site to accommodate diversity, and this diversity would have a broader appeal. Honolulu needs a place for the arts and crafts. Perhaps reminiscent of the old foundry. There could be multiple complementary uses on the site, not necessarily just a museum or just a tour operator facility. These uses could be complementary, not contradictory. These multiple uses developed on the 3.3 acres adjacent to the Historic Ala Moana Pumping Station would be acceptable to provide enough square footage for a diverse group of uses.
13.	A question was posed to the audience as to whether or not it would be appropriate to build additional structures on the 3.3 acres, or behind the existing Historic Ala Moana Pumping Station to accommodate a variety of uses. The participant acknowledged that there would obviously be financial constraints and that revenue needs to be generated even for simple maintenance. However, it was expressed that any development should keep the Historic Ala Moana Pumping Station authentic and that the new development should be "harmonious" and not a "replica." The new structures need to be "stand-alone buildings" in harmony with the historic structure.
14.	One participant advised that the proposed HHF preservation easement needs to be incorporated into the deed. This way, if the land is sold, the preservation requirements that are originally decided will remain.
15.	A comment was offered that the State owns a lot of artwork, more than can be displayed, and it was suggested that some of the space be used for an art museum. In addition, it would be infeasible to build residential on this site.
16.	Another participant expressed that the Historic Ala Moana Pumping Station should be preserved and turned into a unique designation for tourists and residents alike, such as a restaurant. There are already a lot of residential buildings in the area. If more residential uses are developed, especially on this Project Site, it should be affordable rental apartments plus amenities that a walking community would need, such as a grocery store. This does not have to be a high-rise development.
17.	One individual offered the suggestion that low-rise student housing would be an acceptable use for the site and surroundings.

18.	A comment was raised in support of a meeting place, an engineering museum, and shared artists' facilities. A question was also raised as to whether or not OHA had been contacted recently as to their position on revenue generation. It was suggested that approximately 10 years have passed since the HHF proposal; perhaps they have changed their opinion. It was pointed out that OHA attended the previous meeting regarding this Project Site that was held for landowners in Kaka'ako. Their general position as stated at this meeting was that they do need a reasonable revenue return and that they will not necessarily be interested in a fully maximized development proposal. Anything built on the Project Site needs to be complementary to its historic nature. Residential development should be restricted to the areas Mauka of Ala Moana Blvd.
19.	A short presentation by Voyager Schools (VS) was made in support of using all or a portion of the Project Site for a charter school. The VS representatives provided a petition of 241 signatures of individuals who support the construction of a Voyager Public Charter School on the Project Site. VS advised that they have exceeded their capacity at their location near Mother Waldron Park. Currently VS serves K-8, and they are increasing their enrollment to 300 students. They would like to partner with another entity to develop the site, as they are looking for affordable rental property. The school would require 25,000 SF on 2 acres of land for a low-density school population. When asked, VS responded that their facilities could be housed in a multi-story structure and that they would consider sharing a mixed-use development. They are interested in partnering with others. One of the appealing aspects of the Project Site is the access to larger open green space than at their present location. It was pointed out that VS perceives their education use as compatible with the adjacent University uses.
20.	Mr. Grogan advised that the use of the Historic Ala Moana Pumping Station site did not need to be limited to just an engineering museum and that he was not opposed to partnerships with others. He offered volunteer labor, tools and knowledge on behalf of the Hawaii Section ASME.
21.	It was suggested that whatever the final use of the structures, the Project Site should become a gateway to Kaka'ako, which connects everything together. Also, the corner of Punchbowl Street and Ala Moana Blvd. should be a park. There should be trees along Ala Moana Blvd. and pedestrian walkways. Development that is low-rise and does not restrict the view of the Historic Ala Moana Pumping Station would be appropriate.
22.	Another view was that there could be an overhead walkway over Ala Moana Blvd. connecting the Project Site to the Mauka area.
23.	A comment was offered that the Project should be looking at creating "people places" that celebrate the people in Hawaii. Some precedents offered were the Alamo in San Antonio and Watertower in Chicago. It is great to look at the old while surrounded by newer buildings. The question was posed, what have we provided for the local people recently in terms of a "people place?"

24.	It was commented that we need revenue to maintain the parks and public spaces.
25.	It was commented that the green spaces in the Makai Area should be seen as community assets and they should not be destroyed.
26.	Another offered that a complex of uses appealing to both the locals and tourists that provide for education, recreation, entertainment which tells the story of the original buildings and uses would be desirable. It would be great to explain the past for the future.
27.	It was commented that the waterfront should be saved for waterfront uses. There is "erosion" occurring where we are losing land to commercial uses. HCDA should preserve open/green space for cultural, historic, natural and public preservation.
28.	Nothing should be built around or near the Historic Ala Moana Pumping Station. A concern was raised as to whether or not the comments made in this meeting would be addressed when moving forward with the work. The participant was advised that the contents of these preliminary meetings would form the basis of the report.
29.	The Project Site should be developed as a people space such as you would find in the piazzas of Italy or Balboa Park in San Diego. It was pointed out that the juxtaposition of a defined open space and urban structures and their relationship to each other creates the great people spaces especially in the Italian Piazzas. The Historic Ala Moana Pumping Station and its surrounding land could be the open space with a newly built urban space toward the rear of the 3.3-acre site. This urban space should support the open area. It might also be low-rise affordable "garden" housing. Possibly 2-stories. It should be remembered that the Project Site is one of the last remaining properties on the Kaka'ako Waterfront. It would be great to have more walkable green space and landscaping.
30.	Connectivity to the rest of Kaka'ako and walkability should be key components for any development on the Project Site.
31.	A question was asked of the audience, should commercial space to possibly support a younger crowd from the UH facilities be considered for the Project Site? The majority response was that there are already places to go nearby especially at Restaurant Row and that more might not be necessary.

32.	The Project should be bringing life back to the Historic Ala Moana Pumping Station. It should be an icon for the location. It could act as a gateway for all of Honolulu. An icon that everyone remembers. A view corridor should be established so that the Historic Ala Moana Pumping Station view is not obstructed along Ala Moana Blvd. If residential and commercial are provided, it should be live/work. It is a reality that OHA is responsible for generating revenue from the Project Site. The Historic Ala Moana Pumping Station should be restored to its original state.
33.	There are developers who would be interested in building high-rise structures on the site.

CONCLUSION:

While there was much discussion and several advocates who strongly supported their positions from no-building whatsoever to building a park, building a school, or building a high-rise, the general consensus was reached at the conclusion of the meeting by a majority of those present that the most optimum use of the Historic Ala Moana Pumping Station and the adjacent 3.3 acres is as follows:

A.	The Historic Ala Moana Pumping Station site should be restored and many present felt that there should be more controls than just the State or Federal requirements for restoration, such as the preservation easement as suggested by HHF which would be a suitable vehicle by which any restoration work would be accomplished and would be maintained in perpetuity.
B.	While most individuals accepted that there must be a return on investment for the Project Site, any development should be low-rise in nature and not impede the view of the Historic Ala Moana Pumping Station from Ala Moana Blvd.
C.	Any development should be mixed-use. If developed appropriately, the Historic Ala Moana Pumping Station and adjacent 3.3 acres could become an icon for Kaka‘ako.

The meeting concluded at 12:00 noon. The above constitutes Clifford Planning LLC’s understanding of the meeting. Please advise in writing within 7 days of distribution any additions, modifications or corrections.

Attachments: None

By: Dr. Janine S. Clifford, AIA/AICP/ASID

Distribution: All present at meeting.

APPENDIX C

Presentation By Mr. James Grogan
At The Public Meeting

GOOD MORNING/AFTERNOON. MY NAME IS JIM GROGAN AND I AM PAST CHAIRMAN OF THE HAWAII SECTION OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS, ASME FOR SHORT. I AM CURRENTLY A DIRECTOR OF THE ORGANIZATION.

HAWAII HAS ESSENTIALLY BEEN MY HOME FOR THE PAST FORTY YEARS AND I HAVE WATCHED WITH SORROW THE DETERIORATION AND VANDALIZING OF THE ALA MOANA PUMP STATION. DURING ONE OF MY PERIODIC TRIPS TO BALTIMORE MD CIRCA 2002/2003 I TOURED THEIR PUBLIC WORKS MUSEUM (OF ALL THINGS AN OLD PUMPING STATION) LOCATED IN BALTIMORE'S INNER HARBOR DEVELOPMENT. IT OCCURRED TO ME THAT OUR PUMPING STATION COULD BE SIMILARLY UTILIZED AND IN MAY 2003 I SUBMITTED THE IDEA IN A LETTER TO GOVERNOR LINGLE WHO IN TURN REFERRED ME THE HAWAII COMMUNITY DEVELOPMENT AUTHORITY (HCDA). THE HCDA AND I HAVE HAD SOME SUBSEQUENT DISCUSSIONS ON THE SUGGESTION.

AT THIS POINT I WILL GIVE A LITTLE BACKGROUND OF THE BALTIMORE INNER HARBOR DEVELOPMENT AND AN OVERVIEW OF THE PUBLIC WORKS MUSEUM, ALSO PLEASE UNDERSTAND I AM NOT ONE WHO BELIEVES IF IT IS FROM THE MAINLAND IT HAS TO BE GOOD. I WILL FOLLOW WITH MY IDEAS FOR MAKING THE KAKAAKO FACILITY A HAWAIIAN ENGINEERING AND TECHNOLOGY HISTORY MUSEUM AND CONCLUDE WITH WHAT I CONSIDER TO BE THE PLUS'S OF SUCH A USE.

AT THE TIME OF MY FIRST TRIP TO BALTIMORE IN 1980THE INNER HARBOR DEVELOPMENT MAINLY CONSISTED OF SOME FRESH FRUIT AND VEGETABLE STANDS AND SPECIALTY FOOD SHOPS. THERE WAS ALSO AN OPEN AIR STAGE SIMILAR TO THE ONE IN ALA MOANA CENTER WITH SIMILAR (THO NOT HAWAIIAN) ENTERTAINMENT AND THE USS CONSTELLATION(A REVOLUTIONARY WAR WARSHIP) . (See Photo 1 taken in1991).CURRENTLY IT STRETCHES IN ONE DIRECTION TO INCLUDE CAMDEN YARDS A RELATIVELY NEW MAJOR LEAGUE BASE BALL PARK, A FOOTBALL STADIUM(THE HOME OF THE RAVENS) AND IN BETWEEN HOTELS WITH EXTENSIVE MEETING FACILITIES ETC MANY OF WHICH ARE CONNECTED WITH COVERED WALKWAYS. THESE ARE NOT SHOWN IN THE PHOTO AS THE STADIUMS ARE SUBSEQUENT ADDITIONS BUT ARE LOCATED IN THE AREA JUST PAST THE TOP OF THE PHOTO.

IN THE OTHER DIRECTION (See Photo 2 & 3) ARE A HIGH RISE OFFICE BUILDING WITH A TOURIST VIEW CENTER AT THE TOP, A WORLD CLASS AQUARIUM , A DOCKED SUBMARINE, THE PUBLIC WORKS MUSEUM, LITTLE ITALY(MANY ITALIAN RESTAURANTS), HIGH RISE RESIDENCES INTERSPERSED WITH HARBOR SIDE RESTAURANTS WHERE YOU CAN

APPENDIX C

GRAB A BITE TO EAT AND TAKE A WATER TAXI TO THE BALL GAME AT THE OTHER END OF THE HARBOR. THE LATTER RESIDENCES AND RESTAURANTS ARE NOT SHOWN IN PHOTO 3 BUT ARE LOCATED IN THE TOP AREA OF THE PHOTO. THE MUSEUM PROPER IS SHOWN IN PHOTO 4.

PHOTO 5 SHOWS THE CHILDREN'S SCIENCE MUSEUM ON THE OTHER SIDE OF THE HARBOR . FORT MCHENRY(HOME OF THE STAR SPANGLED BANNER) IS ALSO LOCATED ON THAT SIDE OF THE HARBOR JUST OUT OF THE PHOTO.

PHOTO 6 SHOWS THE REMAINING BORDER OF THE DEVELOPMENT WHICH IS GREATER DOWNTOWN BALTIMORE.

ALL OF THE PRECEDING IS NOT A SALES PITCH TO GO TO BALTIMORE BUT I RELATE IT TO SHOW THAT THE BALTIMORE PUBLIC WORKS MUSEUM IS NOT SOME OUT IN THE WOODS SITE BUT IS LOCATED IN THE HEART OF AN IMPRESSIVE ATTRACTION.

THE MUSEUM PROPER HAS EXHIBITS SUCH AS A HORSE DRAWN ROAD GRADER, SOME POSTER BOARD DISPLAYS ON THE EVOLUTION OF PUBLIC WORKS, OLD TIME BATHROOMS AND SOME VIDEO INTER-ACTIVE SETUPS. MY ADMITTEDLY FAVORITE IS OUTSIDE THE BUILDING AND CONSISTS OF A SIMULATED CITY STREET INTERSECTION ELEVATED TO SHOW THE SUBTERRANEAN CITY INFRASTRUCTURE; STORM DRAINS, WATER LINES, POWER LINES, COMMUNICATION LINES AD INFINITI.(SEE REMAINING PHOTOS). UPON VIEWING IT ONE GAINS SOME UNDERSTANDING AS TO WHY PEOPLE ARE SEEMLY CONTINUALLY DIGGING UP THE STREET AND WORKING IN THE MAN HOLES.

AS FOR THE ALA MOANA PUMPING STATION IT COULD BE UTILIZED IN A MANNER SIMILAR TO THE BALTIMORE SITE AND BY DEFINITION BE IN COMPLIANCE WITH HISTORIC BUILDING MAINTENANCE REQUIREMENTS. IT IS PROPOSED HOWEVER TO BROADEN ITS SCOPE SLIGHTLY TO COVER ALL FIELDS OF ENGINEERING IN HAWAII SUCH AS AGRICULTURE, PINEAPPLE PROCESSING, MILITARY, AND SIGNIFICANT STRUCTURES. IT SHOULD BE NOTED THAT HAWAII DOES CONTAIN SEVERAL INTERNATIONAL AND NATIONAL HISTORICAL ENGINEERING LANDMARKS WHICH ARE IN CONSONANCE WITH THE BUILDING'S HISTORICAL STATUS.
WHILE I DO NOT HAVE ANY FIRM COMMITMENTS I BELIEVE THE ENGINEERING COMMUNITY WOULD SUPPORT THE RESTORATION (SOME OF WHICH HAS ALREADY BEEN COMPLETED WITH POSITIVE

RESULTS) BOTH IN LABOR, TECHNICAL ASSISTANCE AND MANAGEMENT).

FOLLOWING RESTORATION OR AT LEAST REPAIR AND CLEANUP OF THE INTERIOR IT IS ENVISIONED THAT THE MUSEUM COULD START WITH POSTER BOARD TYPE DISPLAYS OF THE VARIOUS HISTORICAL ITEMS AND MUSEUMS IN THE STATE INCLUDING INFORMATIONAL HAND OUTS AND MAPS SHOWING HOW TO GET TO THE SITES. OBVIOUSLY THERE SHOULD BE A DISPLAY SHOWING THE WORKINGS OF THE PUMPING STATION AND THERE MAY A FEW ITEMS OF THE STATION'S EQUIPMENT THAT COULD BE RESTORED TO DISPLAY CONDITION. AS TIME GOES ON OTHER ITEMS SUCH SUGAR MILL EQUIPMENT, IRRIGATION PUMPS AND VALVES WOULD SURFACE AND MIGHT BE INCLUDED HOWEVER THE BUILDING(S) ONLY HAVE 3200 SQUARE FEET OF FLOOR SPACE WHICH MIGHT LIMIT DISPLAY OF SOME THAT TYPE OF EQUIPMENT. WITH COMMUNITY SUPPORT INTER-ACTIVE DISPLAYS COULD BE INCORPORATED. POSSIBLY SOME OF THE STUDENT SCIENCE/TECHNOLOGY COMPLETION PROJECTS COULD BE PLACED ON SEMI-PERMANENT DISPLAY.

AND BACK TO MY FAVORITE. WITH THE SUPPORT OF THE UTILITY COMPANIES, AND GOVERNMENTAL PUBLIC WORKS GROUPS THE ELEVATED STREET INTERSECTION COULD BE CONSTRUCTED OUTSIDE,POSSIBLY BEHIND THE BUILDING SO AS NOT INTRUDE ON THE CHARACTER OF THE PUMPING STATION.

THE USE OF THE PUMPING STATION AS OUTLINED ABOVE WOULD BE EDUCATIONAL AND ITS PROXIMITY TO THE CHILDREN'S DISCOVERY CENTER MIGHT TIE IT IN WITH SOME OF THEIR PROGRAMS. MANY NATIONAL AND INTERNATIONAL PROFESSIONAL ENGINEERING SOCIETIES PUBLISH LISTS OF THEIR DESIGNATED SITES AND HAVING A CENTRAL CLEARING HOUSE FOR INFORMATION ON THOSE SIGHTS COULD PROVIDE A DRAW FOR VISITING ENGINEERS AND WITH MAPS ETC LEAD THEM IN TO VISITING DIFFERENT AREAS OF OUR STATE. FURTHER THIS USE WOULD NOT NEGATE OTHER POSSIBLE USES OF THE SITE AND WOULD MAINTAIN ITS HISTORICAL SIGNIFICANCE.

ALA MOANA HISTORICAL PUMPING STATION

HAWAIIAN ENGINEERING AND TECHNOLOGY HISTORY MUSEUM

Photo 1 Looking West

Photo 2 Looking East

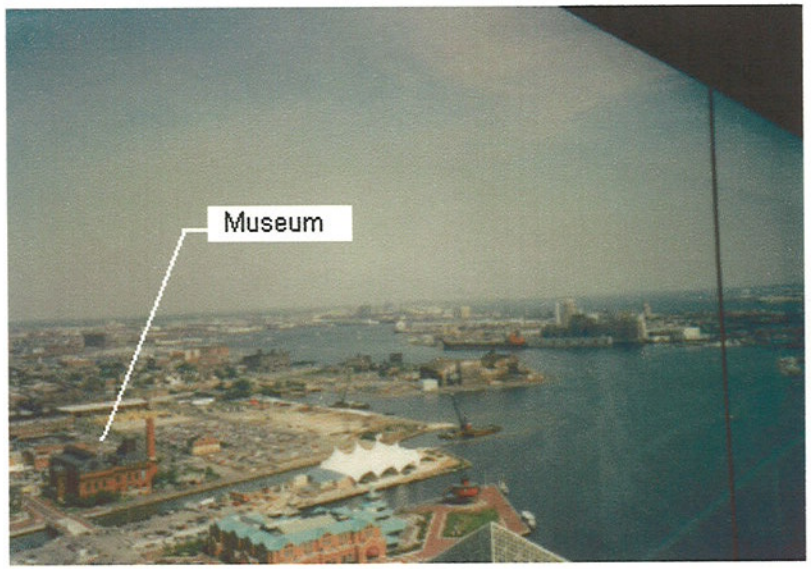


Photo 3 Looking Further East

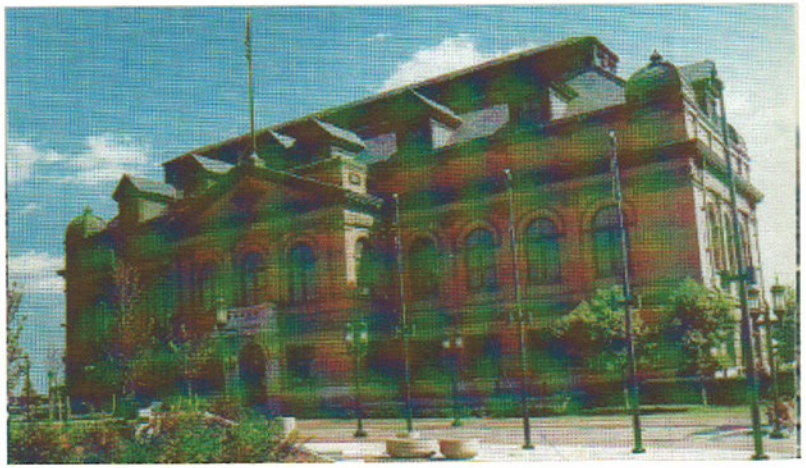
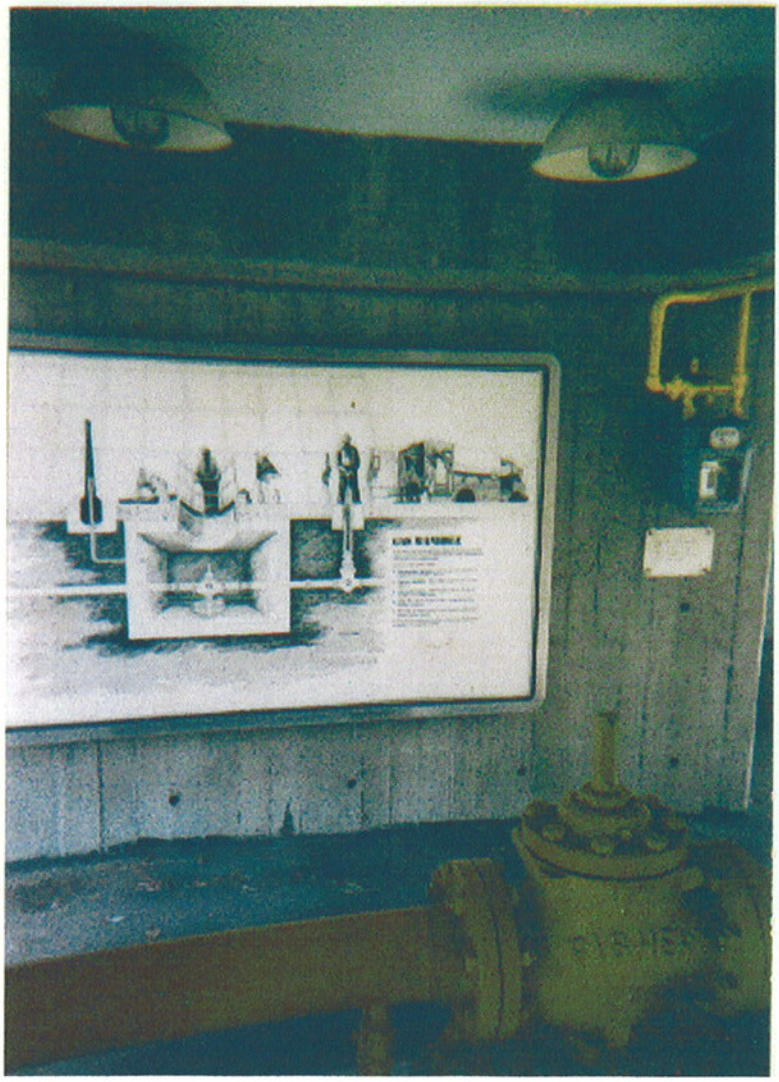


Photo 4 Baltimore Public Works Museum

Photo 6 Looking North

Photo 5 Looking South


WATER SUPPLY



APPENDIX D

Informational Material Provided By Historic Hawaii Foundation
At The Public Meeting

Historic Hawai'i Foundation

As a baseline before decisions are made about what to use the Kakaako Pump Station for, HHF proposes that HCDA carefully look at and consider a **Preservation Easement** for the property.

What is a Preservation Easement?

An historic **Preservation Easement** is a voluntary legal agreement made between a property owner and a qualified easement holding organization, which in this case could be Historic Hawaii Foundation.

A word about HHF. It is a 30 year old organization whose primary purpose is to preserve and encourage the preservation of historic buildings, objects, communities and sites relating to the history of Hawaii. Simply put, our job is to help keep Hawaii Hawaii.

Presently HHF has a **Preservation Easement** on French artist Jean Charlot's historic house which is across from Kahala Beach Park. Like the pump station, this building is state owned.

A **Preservation Easement** is a legal protection for a significant historic structure, which certainly seems to fit the Kakaako Pump Station. Normally, property owner HCDA would convey to a qualified preservation organization certain rights thereby allowing that organization the legal authority to enforce the terms of the agreement.

Generally speaking, at a minimum, such an easement might cover two areas:

1. Prevent demolition of the two historic structures on the property.
2. Allow review with the State Historic Preservation Office and a recognized preservation organization of any major alterations to the structure and the grounds.

A **Preservation Easement** does not specify use of an historic building although it can come into play as you can see from the above. It is HHF's position that before serious discussions begin about specific uses of the buildings, that this **Preservation Easement** be put in place as a starting point.

Once recorded in the Land Court, this easement would become part of the property's chain of title and usually "runs with the land" in perpetuity. An easement granted in perpetuity means that the easement lasts forever, thus binding not only the owners who grant the easement, but all future owners as well.

APPENDIX D

APPENDIX E

Historic Documents Kaka'ako Pump Station
Compiled By CJS Group Architects Ltd.

KAKA'AKO PUMP STATION
HISTORIC DRAWING INDEX

1992	Parcel Property Tax Assessment Map	Map 2-1-15: 43,44
1987	Site Survey, Withdrawal Governor's Executive Order 284	Executive Order No. 3405
1979	Demolition Site Plan Ala Moana Pumping Station	Page 122-8
1973	Site Plan Building Survey Record, National and State Historic Registration	Figure 3.1
1953	Parcel Map w/Building Locations, Public Works	File 7, 1, 2, 70
1947	Vicinity and Location Maps	Sheet 1 of 51
1947	Site Plan	Sheet 2 of 51
1947	Soils Borings	Sheet 3 of 51
1947	Landscape and Irrigation Plans	Sheet 4 of 51
1939	Site Plan, Improvements	Sheet 1 of 13
1939	Pump House Project Equipment Plan	Sheet 2 of 13
1939	Detail of Revision of Existing Building	Sheet 3 of 13
1939	Detail of Venturi Tube Box and Register	Sheet 4 of 13
1939	Roof Plan and Trusses	Sheet 5 of 13
1939	Screen House Revision Plans and Elevations	Sheet 6 of 13
1939	Suction Chamber Plans and Section	Sheet 7 of 13
1939	Detail Float Switch Column	Sheet 8 of 13
1939	Pump House Plan and Section	Sheet 9 of 13
1939	Pump House Plan and Elevation	Sheet 10 of 13
1939	Pump House Sections and Roof Trusses	Sheet 11 of 13
1939	Pump House Miscellaneous Details	Sheet 12 of 13
1939	Pump House Equipment Plan and Section	Sheet 13 of 13
1898	Site Plan, Proposal	Plate VII
1898	Pump House Plans and Sections	Plate IX
1898	Pump House Elevation Studies	Plate X
1898	Screen House Plans and Details	Plate XIII

KAKA'AKO PUMP STATION
ORIGINS OF HISTORIC DRAWINGS

1992 City and County of Honolulu
Department of Finance - Property Assessment Division
Tax Map No. 2-1-15: 43, 44

1987 State of Hawaii
Department of Accounting and General Services
Land Surveyor: Raymond S. Nakamura

1979 City and County of Honolulu
Department of Public Works
Addendum No. 3, Ala Moana Pumping Station

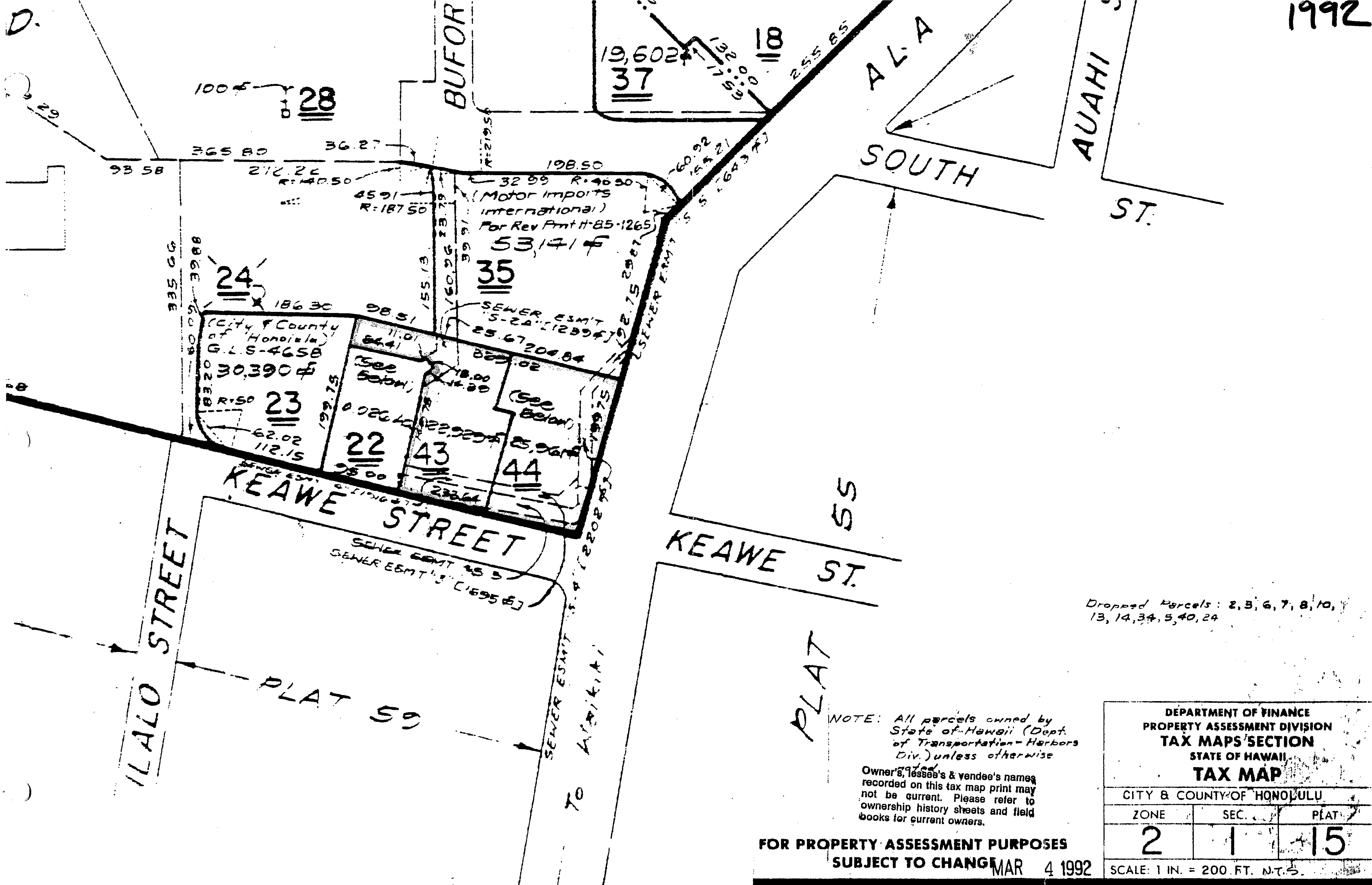
1973 State of Hawaii
Office of Historic Preservation
Survey #80-14-9710

1953 City and County of Honolulu
Department of Public Works
Land Surveyor: Gilbert Minn

1947 City and County of Honolulu
Department of Public Works
Engineers: Metcalf & Eddy, Boston, MA

1939 City and County of Honolulu
Department of Public Works
Bureau of Water Supply and Sewers

1898 City and County of Honolulu
Architect: O.G. Traphagen - Duluth, MN \ Honolulu, HI
Sanitation Engineer: Rudolph Hering - New York, NY



NOTE: All parcels owned by State of Hawaii (Dept. of Transportation - Harbors Div.) unless otherwise noted.

Owner's, lessee's & vendee's names recorded on this tax map print may not be current. Please refer to ownership history sheets and field books for current owners.

FOR PROPERTY ASSESSMENT PURPOSES SUBJECT TO CHANGE MAR 4 1992

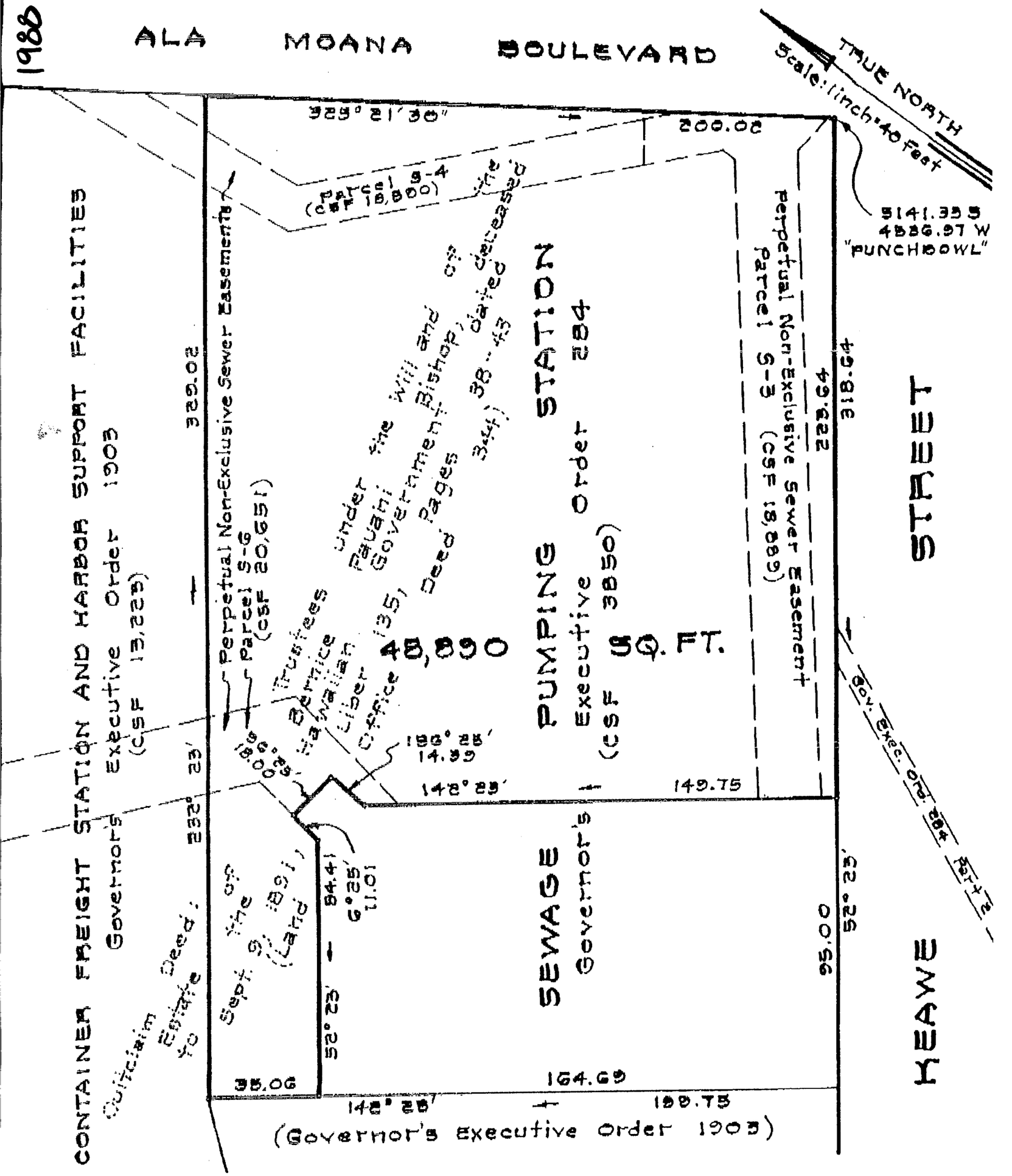
DEPARTMENT OF FINANCE
PROPERTY ASSESSMENT DIVISION
TAX MAPS SECTION
STATE OF HAWAII
TAX MAP

CITY & COUNTY OF HONOLULU

ZONE	SEC.	PLAT
2	1	15

SCALE: 1 IN. = 200 FT. N.T.S.

1988



WITHDRAWAL
PORTION OF SEWAGE PUMPING STATION
Governor's Executive Order 284
Kaakaukukui, Honolulu, Oahu, Hawaii
Scale: 1 inch = 40 feet
N.T.S.

JOB 0-1GT (8T)
C.BK T (R.S.N.)

TAX MAP : 2-1-15

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

1979

...NTS DURING
...RMANCE OF

Existing Office & Utility Bldg.

Exist. Pump House

Exist. Storage House

Roof, wall, etc. not part of the original structure to be demolished. Proposal (B)

Exist. Stone Bldg.

Exist. Bldg.

Exist. Repair Shop & Office

Trees To Be Removed Proposal (B)

Demolish and Backfill Sewage Storage Reservoir Proposal (B)

Trees To Be Removed Proposal (B)

New Swing Gate Proposal (B)

Reinstall Salvaged Swing Gate Proposal (B)

New Sewage Pump Station

Existing Sewage Pump Station

— K E A W E S T. —

— A L A M O A N A B L V D. —

PLAN
Scale: 1"=50'

LEGEND

- New Chain Link Fence, Proposal (A)
- Existing Chain Link Fence To Be Removed and Salvaged, Proposal (A)
- Reinstall Salvaged Chain Link Fence, Proposal (B)
- Limits Of Proposal (B)

NOTE

1. Grading works within the New Chain Link Fence, Proposal (A)
2. Other Grading Works, Proposal (B)
3. Removal of Trees, Proposal (B)
4. Exist. Chain Link Fences Not Shown on plan are to remain.
5. Limited use of the existing structures may be made available to the Contractor for field office, etc. as the construction progresses.

PUBLIC WORKS CONTRACT — 1979
DEMOLITION STARTED EARLY — 1983

SKETCH OF PROPOSALS FOR DEMOLITION GRADING & CHAIN LINK FENCE

122-8

Addendum No. 3
Ala Moana Sewage
Pump Station

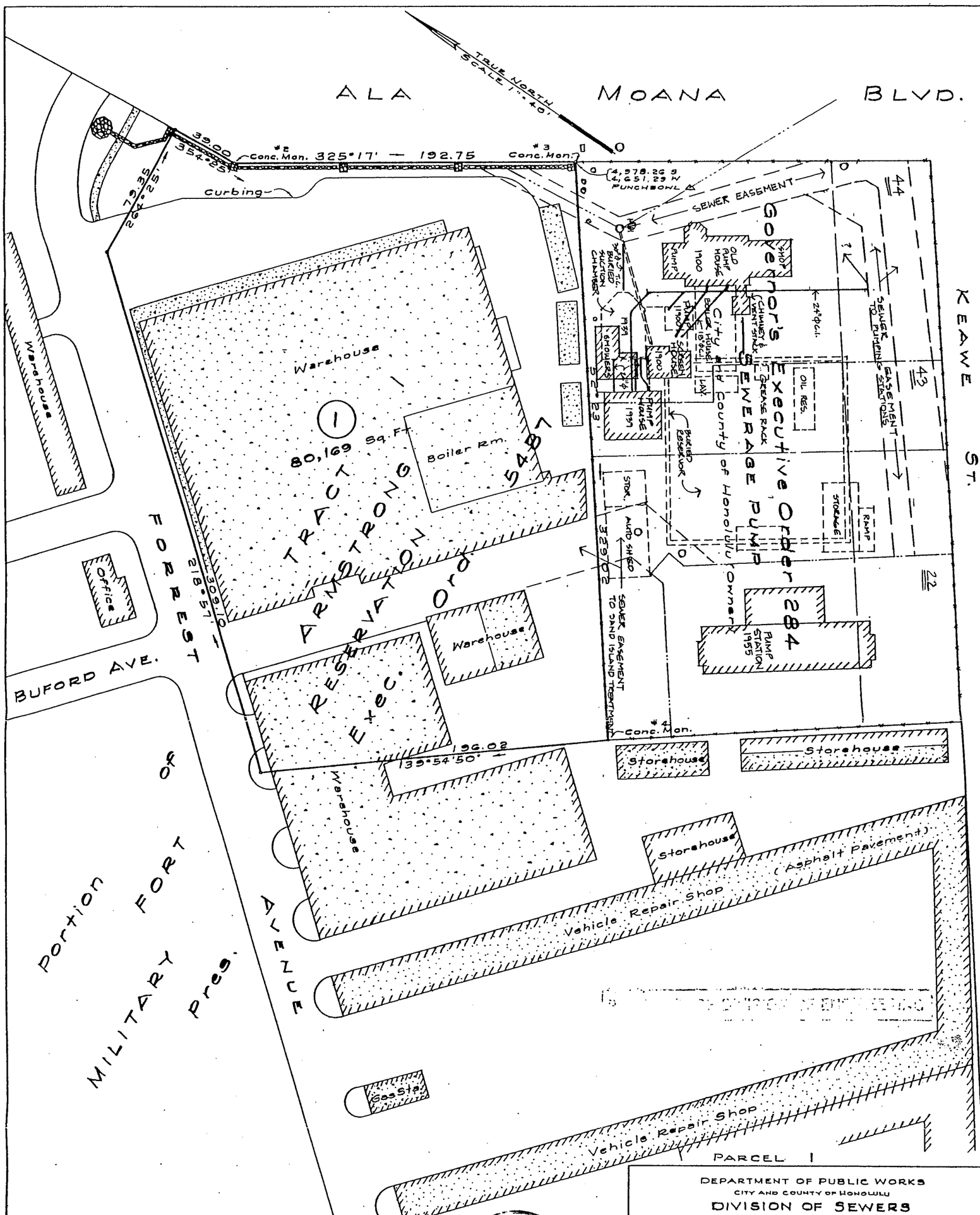
1973

ALA MOANA BLVD.

KEAWE ST.

TRUE NORTH

GRAPHIC SCALE



NOTE:

Owner - United States of America
U.S. Army Military Reservation
Fort Armstrong

APPROVED

G. K. Minn
G. K. MINN
REGISTERED LAND SURVEYOR
CERTIFICATE No. 679-3

GILBERT K. MINN
REGISTERED LAND SURVEYOR
No. 679
HAWAII, U.S.A.

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
DIVISION OF SEWERS

PROPOSED ADDITION TO ALA MOANA SEWERAGE PUMP FOR MAINTENANCE YARD

PARCEL MAP

ENGINEER G.K. Minn	DATE Dec. 18, 1953
DRAFTSMAN MyRT	TRACER R. Ay
SCALE 1 in. = 40 ft.	CHECKED BY D. Lum
APPROVED	APPROVED
CHIEF ENGINEER	DIVISION ENGINEER

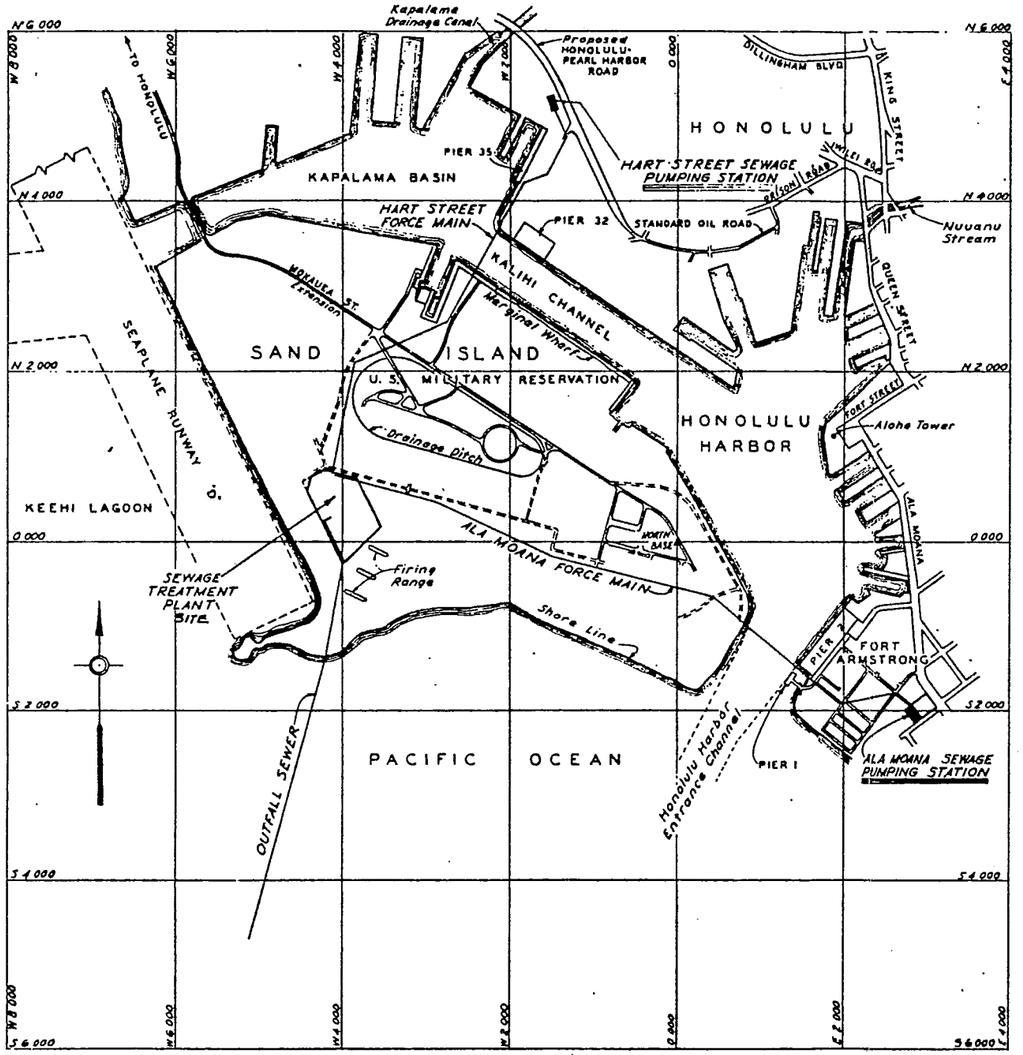
W. S.	F. B. #175:21	C. B. #7:140
W. M. BY: RT, H.Y.	F. W. BY: R.T.	S. BY: G.M.

FILE	POCKET	FOLDER	NO.
7	1	2	70

TAX MAP KEY 2-1-57

1953

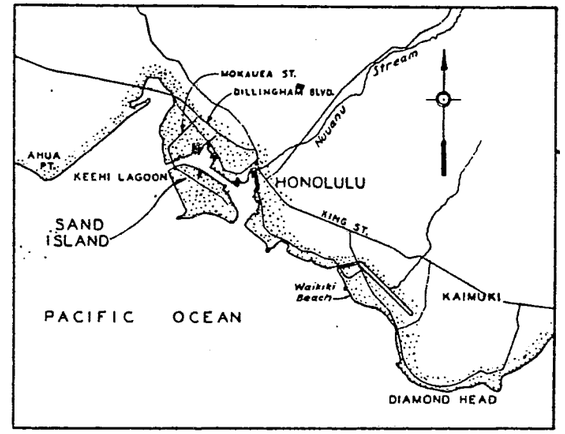
1947



VICINITY PLAN

800 400 0 800 1,600 2400

SCALE IN FEET



LOCATION MAP

5,000 0 5000 10,000 15,000

SCALE IN FEET

NOTES:

1. Origin of azimuths and coordinates is triangulation station "U.S.E. North Base." Azimuths are measured clockwise from true south. Coordinates are measured in feet.
2. Elevations are based on a datum of mean sea level equals zero.

BY E.R.D
BY F.T.Q
BY C.F.J. & J.B

APPROVED:

CHIEF ENGINEER
DEPT. OF PUBLIC WORKS

ENGINEER
DIVISION OF SEWERS

CITY AND COUNTY OF HONOLULU
SEWAGE DISPOSAL PROJECT

ALA MOANA AND HART STREET PUMPING STATIONS

LOCATION PLAN

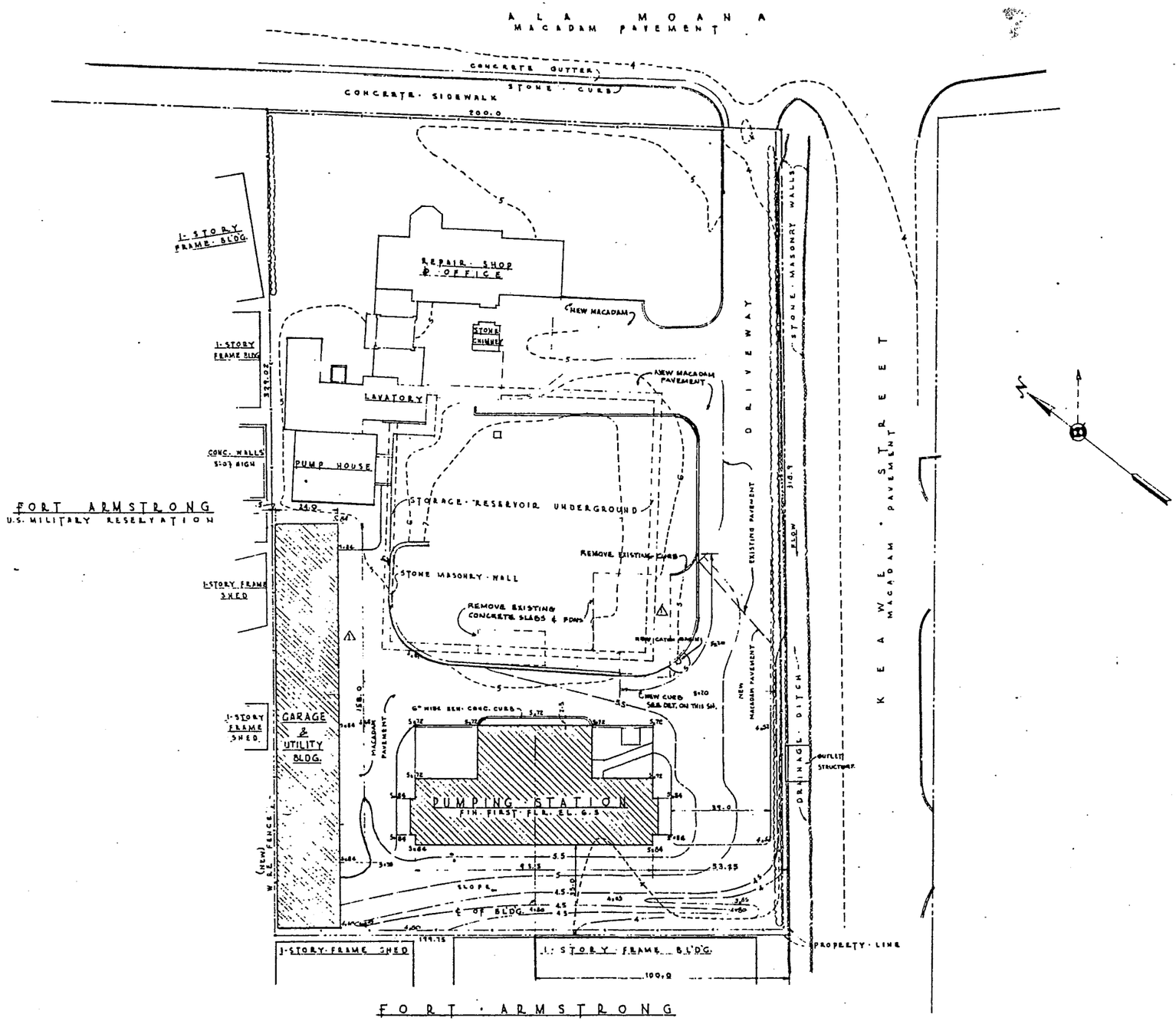
SCALE- AS SHOWN MARCH 1947

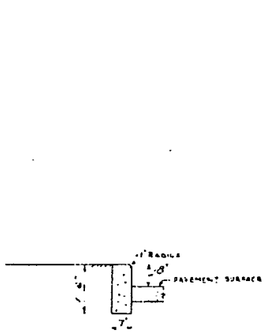
METCALF & EDDY
ENGINEERS
BOSTON, MASS.

BASIC N 9152

7-1-2-3 CONTRACT SHEET 1 OF 51

1947





DETAIL OF CONCRETE CURB
(CAST IN PLACE)
SCALE ½" = 1'-0"

NOTES:

EXISTING CONTOURS SHOWN THUS ------5------

PROPOSED CONTOURS SHOWN THUS ——— 5 ———

PROPOSED ELEVATIONS SHOWN THUS 5.84

ELEVATIONS ARE BASED ON DATUM OF MEAN SEA LEVEL EQUALS 0.00

NEATLY TRIM BACK 12" EXIST MACADAM PAVEMENT WHERE NEW PAVEMENT JOINS EXIST. PAVEMENT.

Revision	DATE	DETAIL	MADE BY	APPROVED
1	6/18/47	REMOVED EXISTING WOOD FRAME BLDGS.	T. S	

CITY AND COUNTY OF HONOLULU
SEWAGE DISPOSAL PROJECT

ALA MOANA PUMPING STATION

GENERAL PLAN

SCALE- 1"= 20' MARCH 1947

METCALF & EDDY
ENGINEERS
BOSTON, MASS.

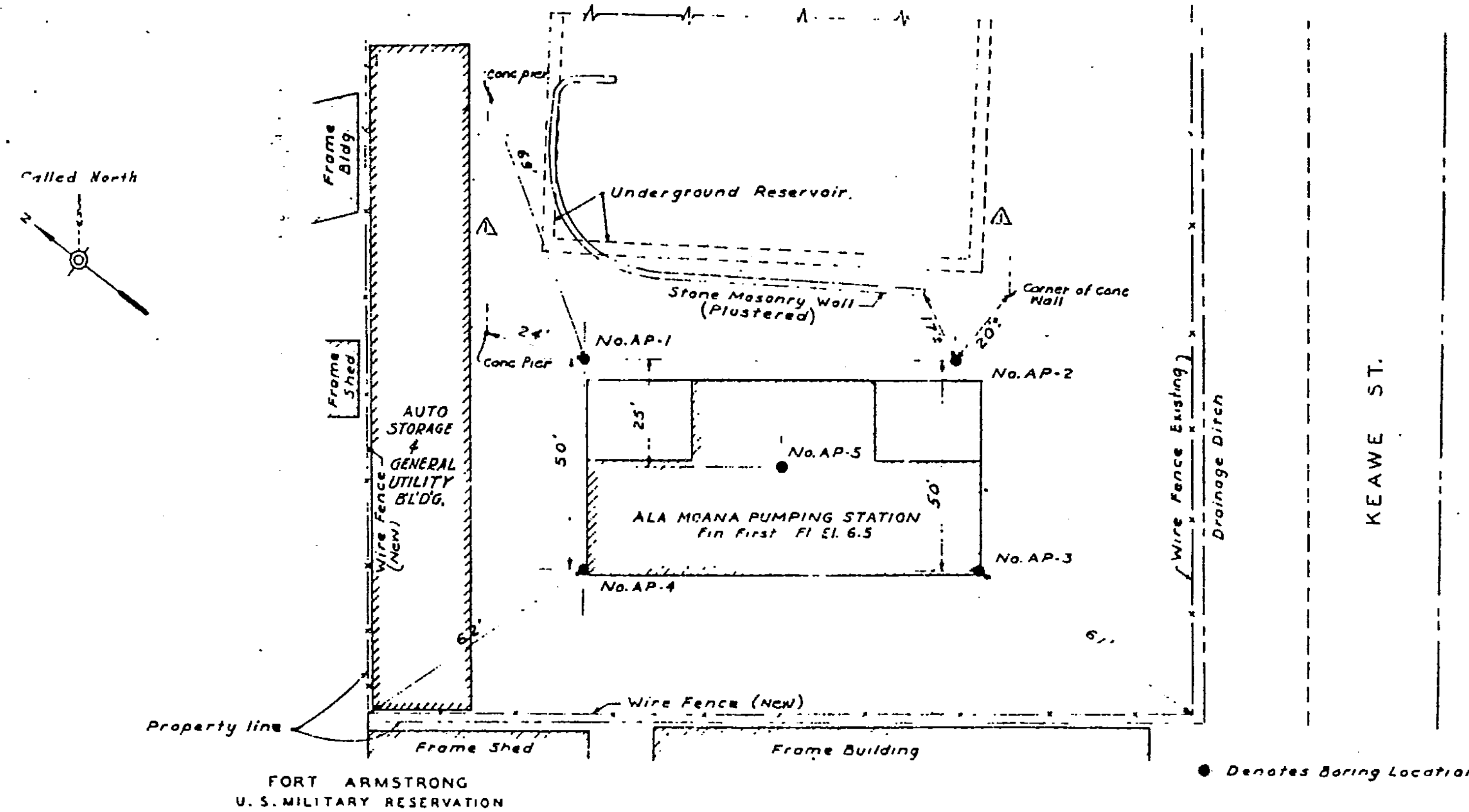
APPROVED:
CHIEF ENGINEER
DEPT. OF PUBLIC WORKS

ENGINEER
DIVISION OF SEWERS

BY J. SALTUCCI
BY J. SALTUCCI
BY gb

7-1-2-4 CONTRACT SHEET 2 OF 51

1947



LOCATION PLAN
SCALE - 1" = 20'

1" = 60'

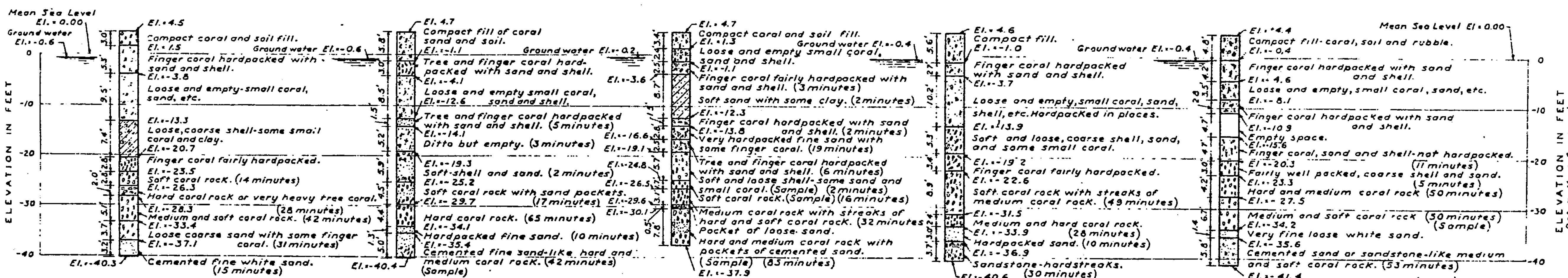
BORING NOTES

(1) The borings are wash borings, made by Mr. Nat Whiton, 1217 Hopaka Street, Honolulu, in October and November 1946.

(2) The time noted, in minutes, for certain strata denotes "actual drilling time --- it does not include time spent in extending drill, casing, or such."

(3) The boring contractor adds the following general comments: "Generally speaking, the area in question is very uniform. Most of the material to be excavated (I am assuming a reservoir or sump 25 to 30 ft deep) will be easy to remove altho it will have to be shored. Good foundation material begins at an average of -24 and continues to -40 at least. This is all very good solid coral or sandstone that should give you no concern whatsoever"

4 The information shown by the borings was obtained for the use of engineers of the City and County of Honolulu and is not known to indicate true conditions. The City and County will not be held responsible if this information is found erroneous and/or does not indicate true conditions. No guarantee is given as to the character of the material encountered in any boring, nor is any guarantee given that borings represent the true character of the material which will be excavated or which will underlie the proposed structures.



VERTICAL SCALE - 1" = 10'

REVISION	DATE	BRIEF	MADE BY	APPROVED
△	6/18/52	REMOVED EXISTING WOOD FRAME BLDG.	T.S.	

CITY AND COUNTY OF HONOLULU
SEWAGE DISPOSAL PROJECT

ALA MOANA PUMPING STATION

BORINGS

SCALE - AS SHOWN MARCH 1947

METCALF & EDDY
ENGINEERS
BOSTON, MASS

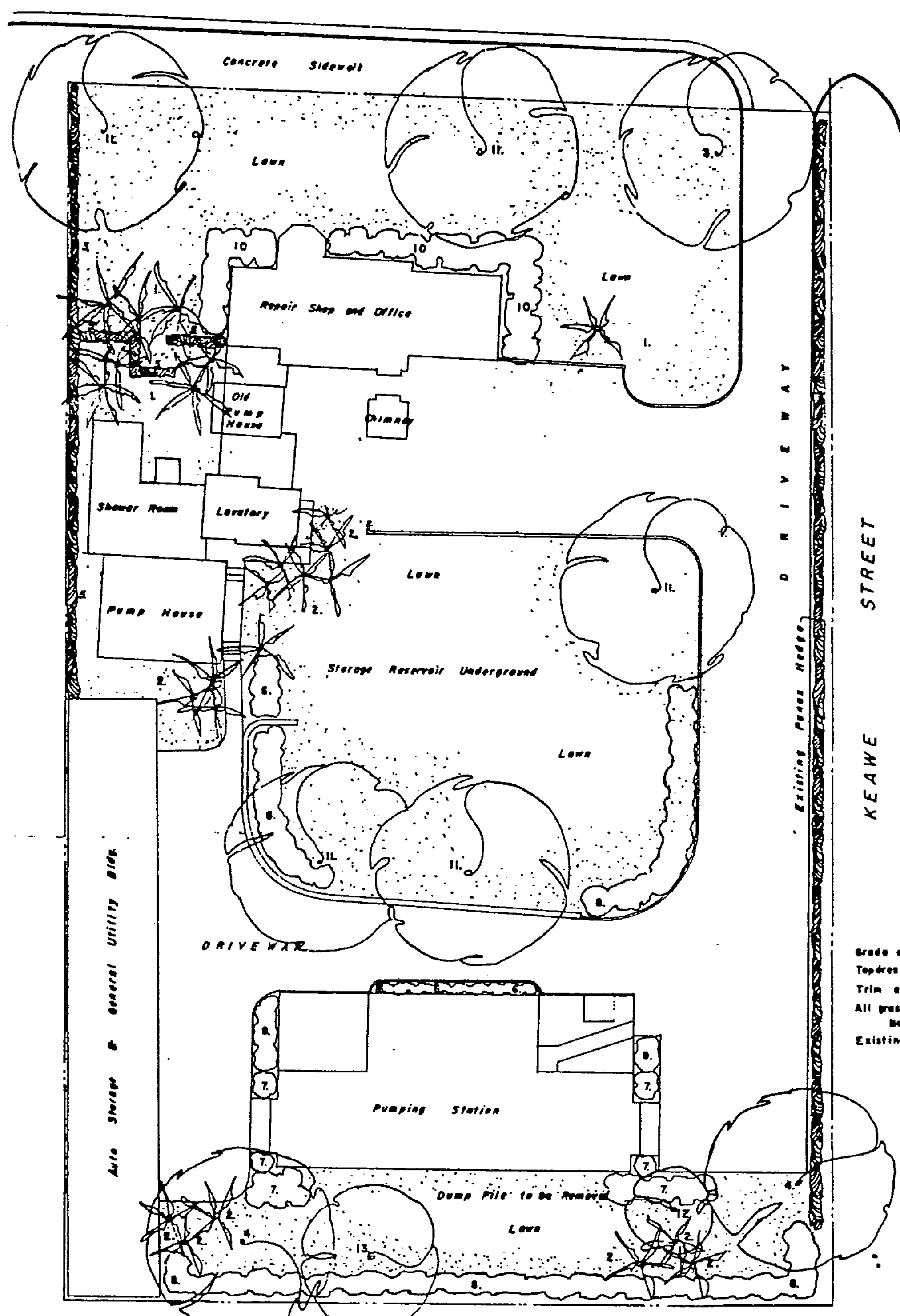
APPROVED:
CHIEF ENGINEER
DEPT. OF PUBLIC WORKS

ENGINEER
DIVISION OF SEWERS

DRAWN BY Davis
TRACED BY ...
CHECKED BY H.B.A.

7-1-2-5 CONTRACT SHEET 3 OF 51

1947



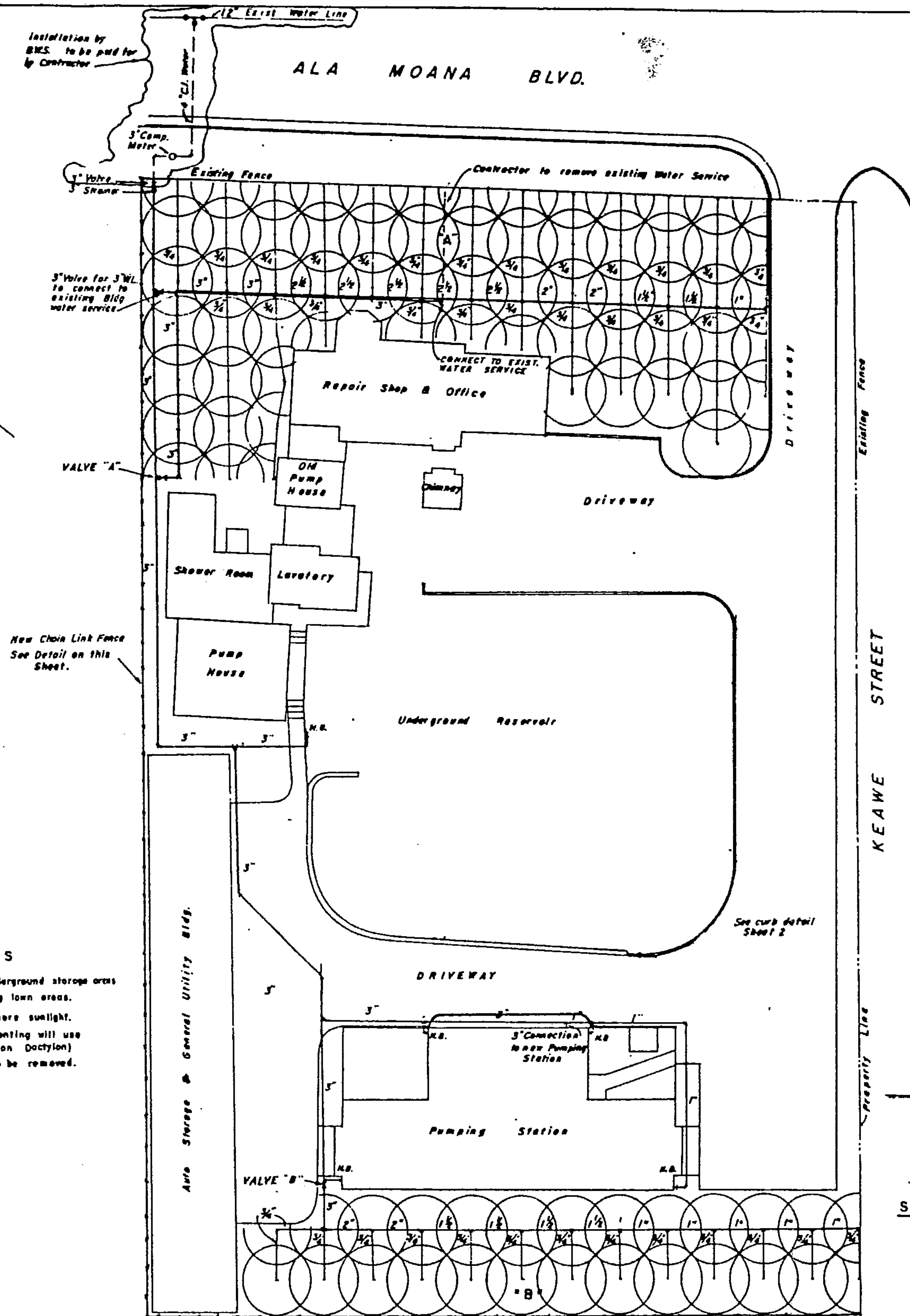
PLANTING LAYOUT

LEGEND

		SPACING	SIZE
1.	Hawaiian Coconut (Cocos Nucifera)	See Plan	Trunk Hgt. 8'-12'
2.	Samoan Coconut (Cocos Nucifera Var.)	" "	Leaf Hgt. 4'-6'
3.	Chinese Banyan (Ficus Retusa)	" "	8' - 10'
4.	Monkey Pod (Samanea Saman)	" "	8 - 10'
5.	Panax Hedge (Nothopanax Guilfoylei)	Staggered 12"	Rooted cuttings
6.	Mockorange (Murraya Exotica)	" "	" " (1 Gal. Cans)
7.	Hibiscus (Hibiscus Var.)	See Plan	5 Gal. Cans
8.	Star Jasmine	Staggered 24"	1 Gal. Size
9.	Honeysuckle	" "	" " "
10.	Existing Hibiscus	-	-
11.	Existing Banyan	-	-
12.	Lichee	See Plan	6' - 8'
13.	Pirie Mango	See Plan	8' - 10'

NOTES

Grade and level lawn over underground storage areas.
Topdress and level all existing lawn areas.
Trim existing Banyans for more sunlight.
All grass areas needing replanting will use Bermuda grass (Cynodon Dactylon).
Existing trees not shown to be removed.



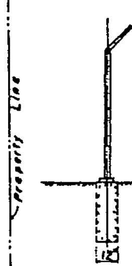
NEW SPRINKLER SYSTEM LAYOUT

NOTE:
Sprinkler Head shall be located to clear Transformer Pad and other equipment

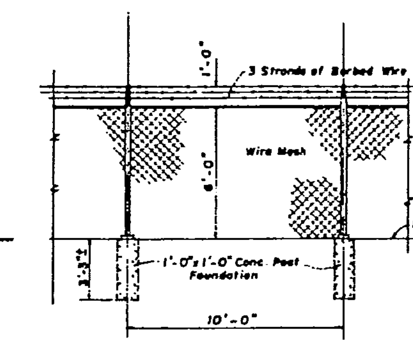
SPRINKLER HEAD SCHEDULE

CONTROL	AMT.	TYPE (THOMPSON)	NOZZLE
Valve "A"	40	No. 171-B	Full Circle
	23	No. 176-9	Half Circle
	3	No. 176¼-9	Quarter Circle
Valve "B"	23	No. 171-B	Full Circle
	3	No. 176-9	Half Circle

20' Diam.
14' Spacing unless shown otherwise



SECTION



ELEVATION OF FENCE
SCALE: ¼" = 1'-0"

1" = 60'

DEPARTMENT OF PUBLIC WORKS
CITY & COUNTY OF HONOLULU
DIVISION OF SEWERS

ALA MOANA PUMPING STATION
WALKS, DRIVES AND PLANTING
AND
SPRINKLER SYSTEM

ENGINEER Metcalf & Eddy — DATE June 26, 1952
DRAFTSMAN — CHECKED BY E. Ang
SCALE 1" = 20' — TRACER
APPROVED: CHIEF ENGINEER — APPROVED: ENGINEER, DIVISION OF SEWERS

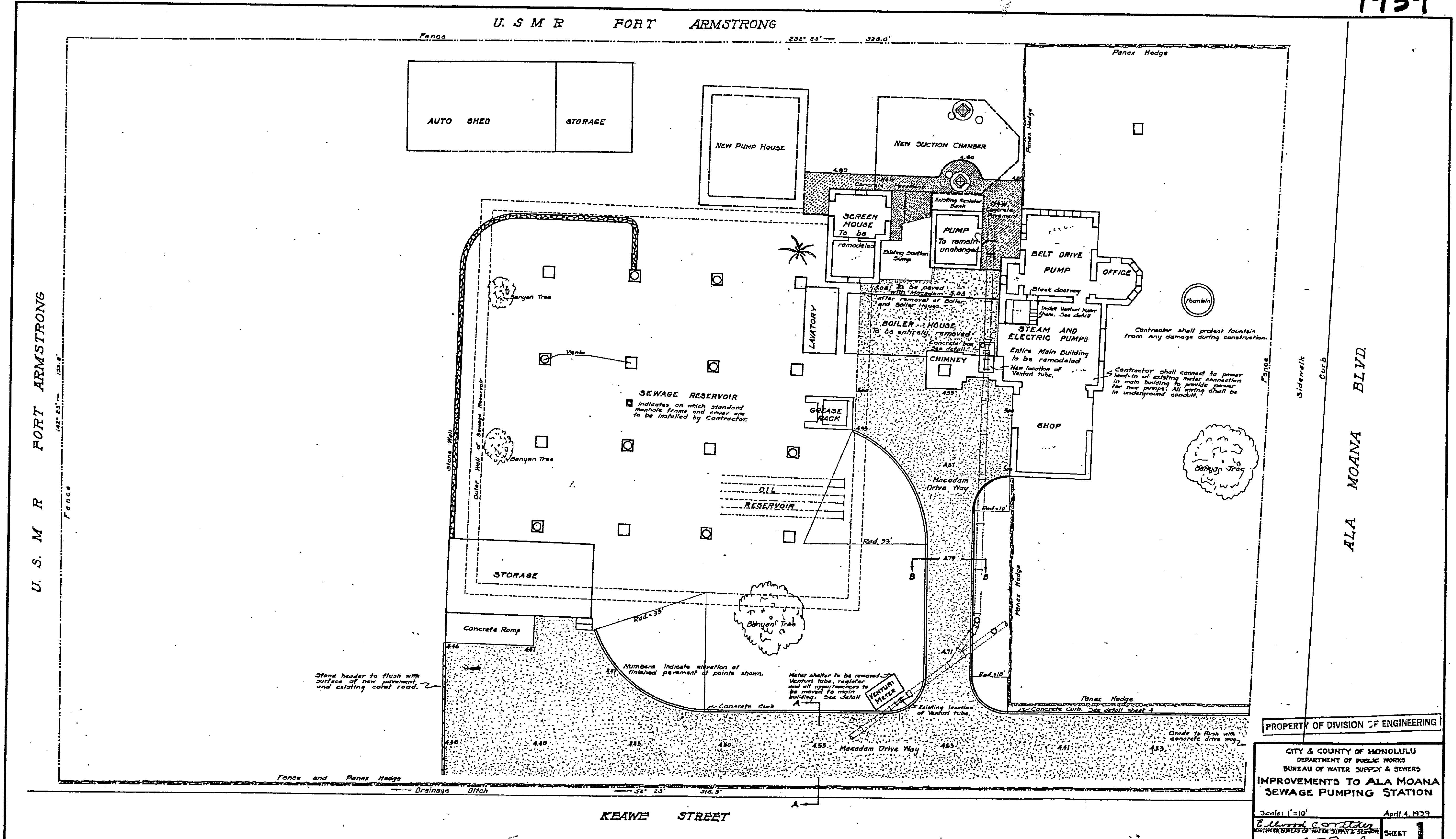
This Drawing Supercedes Drawing Metcalf and Eddy

7-1-2-6

CONTRACT

SHEET 4 OF 51

1939


U. S M R FORT ARMSTRONG
U. S. M R FORT ARMSTRONG
ALA MOANA BLVD.
KEAWE STREET
Fence
Panax Hedge
AUTO SHED
STORAGE
New Pump House
New Suction Chamber
New Concrete Pavement
SCREEN HOUSE To be remodeled
Existing Suction Sump
PUMP To remain unchanged
BELT DRIVE PUMP
OFFICE
Fountain
Contractor shall protect fountain from any damage during construction.
BOILER HOUSE To be entirely removed
CHIMNEY
LAVATORY
STEAM AND ELECTRIC PUMPS
Entire Main Building to be remodeled
Contractor shall connect to power lead-in at existing meter connection in main building to provide power for new pumps. All wiring shall be in underground conduit.
SHOP
SEWAGE RESERVOIR
Indicates on which standard manhole frame and cover are to be installed by Contractor.
GREASE RACK
OIL RESERVOIR
Banyan Tree
Stone Wall
Outer Wall of Sewage Reservoir
STORAGE
Concrete Ramp
Macadam Drive Way
Rad. 33'
Rad. 35'
Rad. = 10'
Numbers indicate elevation of finished pavement at points shown.
Stone header to flush with surface of new pavement and existing coral road.
Meter shelter to be removed. Venturi tube, register and all appurtenances to be moved to main building. See detail
VENTURI METER
Existing location of Venturi tube.
Concrete Curb
Concrete Curb. See detail sheet 4
Grade to flush with concrete drive way.
Fence and Panax Hedge
Drainage Ditch
Sidewalk
Curb

PROPERTY OF DIVISION OF ENGINEERING

CITY & COUNTY OF HONOLULU
DEPARTMENT OF PUBLIC WORKS
BUREAU OF WATER SUPPLY & SEWERS

IMPROVEMENTS TO ALA MOANA SEWAGE PUMPING STATION

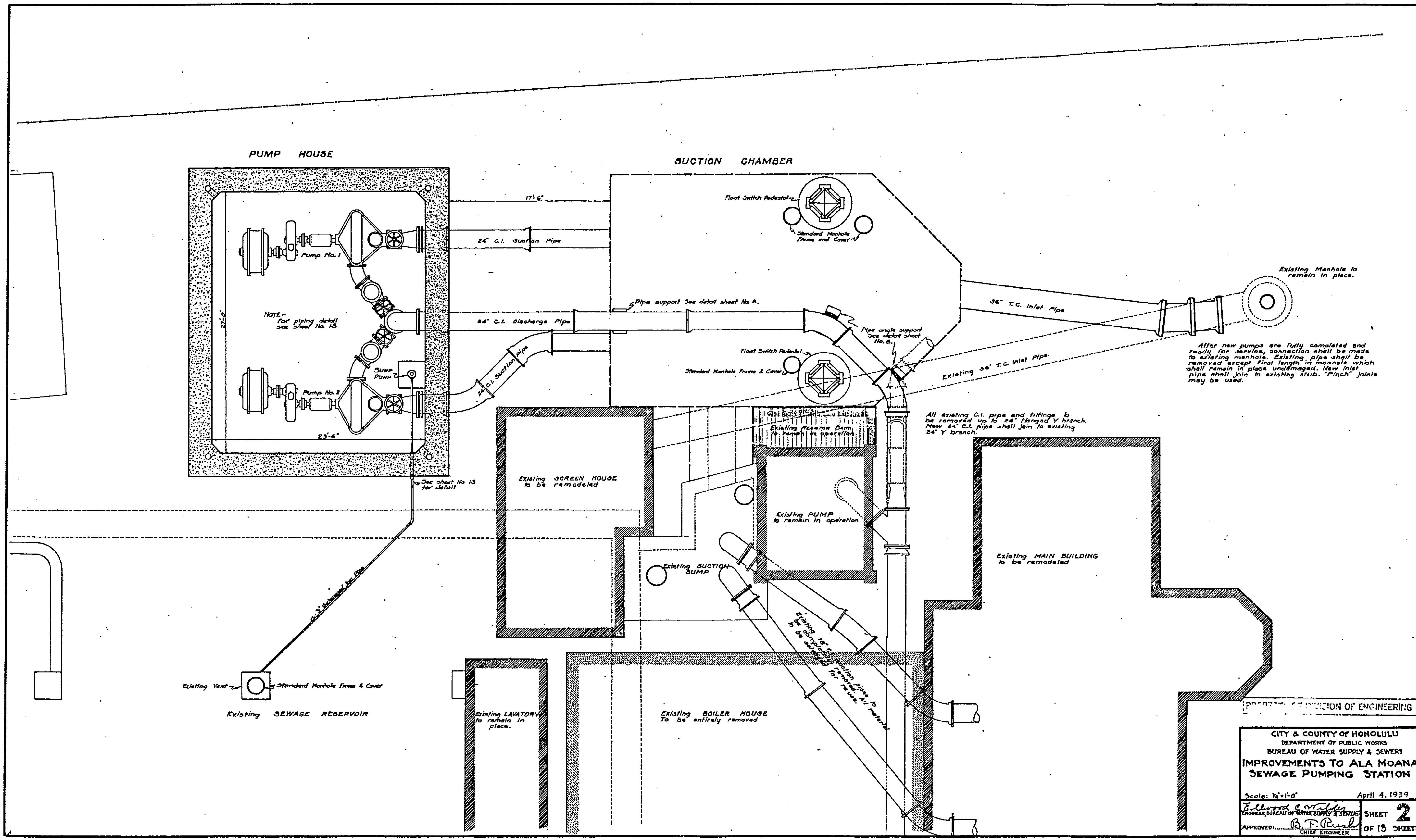
Scale: 1" = 10'   April 4, 1939

Ellwood C. Wilder
ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

APPROVED: B. F. Rush
CHIEF ENGINEER

SHEET 1 OF 13 SHEETS

7-1-2-56


PUMP HOUSE
SUCTION CHAMBER
17'-6"
24" C.I. Suction Pipe
Pump No. 1
Pump No. 2
NOTE:- For piping detail see sheet No. 13
21'-0"
23'-6"
24" C.I. Discharge Pipe
Pipe support See detail sheet No. 8.
24" C.I. Suction Pipe
Sump Pump
See sheet No 13 for detail
Float Switch Pedestal
Standard Manhole Frame and Cover
Float Switch Pedestal
Standard Manhole Frame & Cover
Pipe angle support See detail sheet No. 8.
36" T.C. Inlet Pipe
Existing 36" T.C. Inlet Pipe
Existing Manhole to remain in place.
After new pumps are fully completed and ready for service, connection shall be made to existing manhole. Existing pipe shall be removed except first length in manhole which shall remain in place undamaged. New inlet pipe shall join to existing stub. "Pinch" joints may be used.
All existing C.I. pipe and fittings to be removed up to 24" flanged Y branch. New 24" C.I. pipe shall join to existing 24" Y branch.
Existing Resistor Bank to remain in operation.
Existing SCREEN HOUSE to be remodeled
Existing PUMP to remain in operation
Existing SUCTION SUMP
Existing MAIN BUILDING to be remodeled
Existing 16" C.I. suction pipes to be completely removed. All material to be salvaged for reuse.
Existing Vent
Standard Manhole Frame & Cover
Existing SEWAGE RESERVOIR
Existing LAVATORY to remain in place.
Existing BOILER HOUSE To be entirely removed

CITY & COUNTY OF HONOLULU
DEPARTMENT OF PUBLIC WORKS
BUREAU OF WATER SUPPLY & SEWERS

IMPROVEMENTS TO ALA MOANA SEWAGE PUMPING STATION

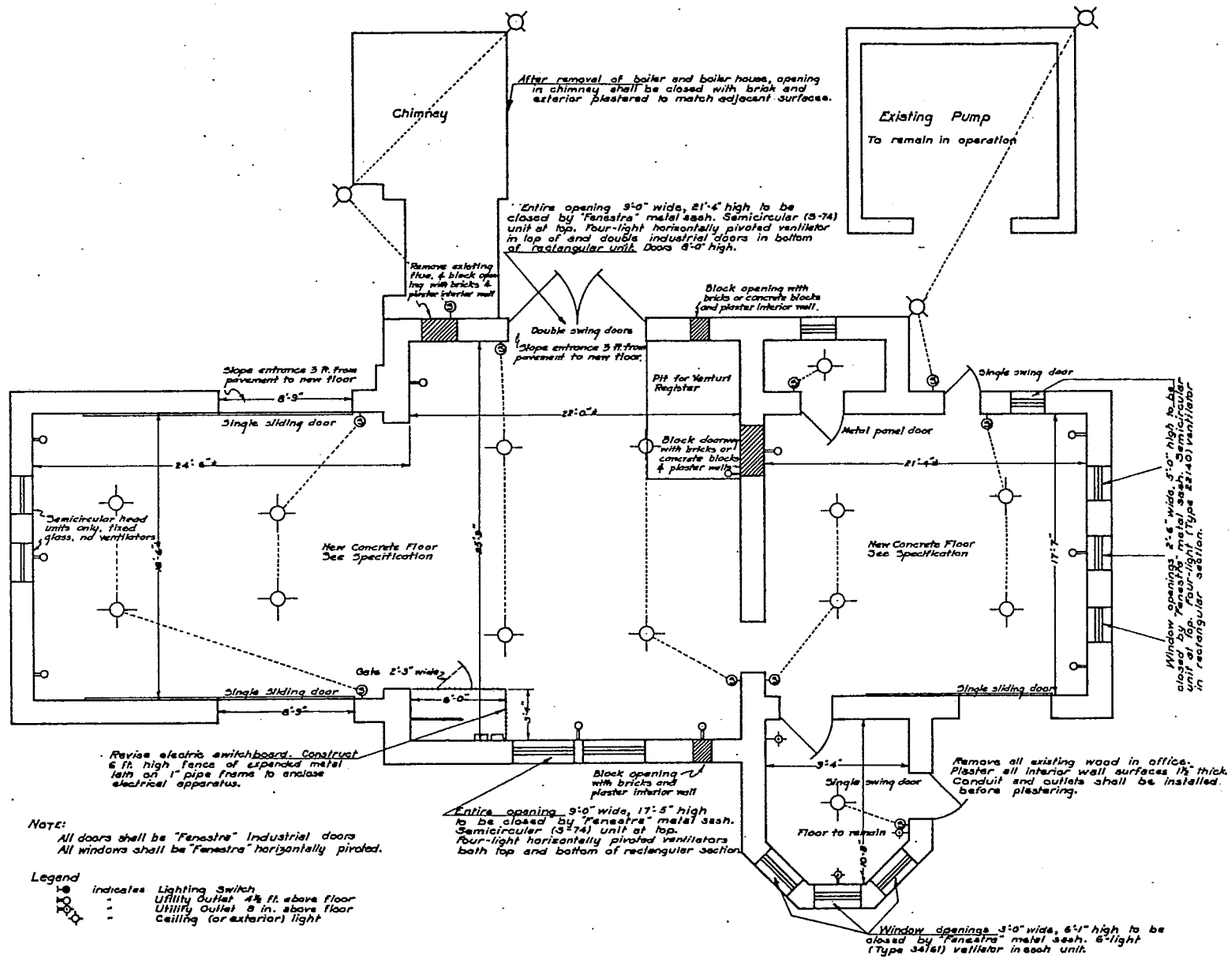
Scale: 1/4" = 1'-0" April 4, 1939

Ellwood C. Wilder
ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

APPROVED: B. F. Rush
CHIEF ENGINEER

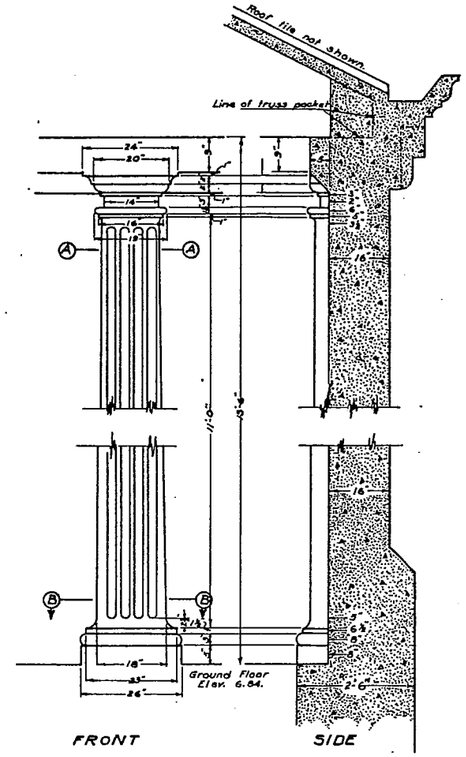
SHEET 2 OF 13 SHEETS

7-1-2-57



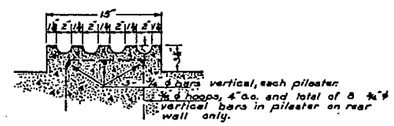
DETAIL OF REVISION OF EXISTING BUILDING

Scale: ⅛ inch = 1 foot



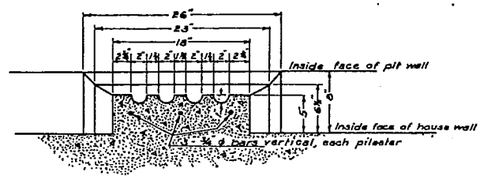
DETAIL OF WALL PILASTER IN NEW BUILDING

Scale: ½ inch = 1 foot



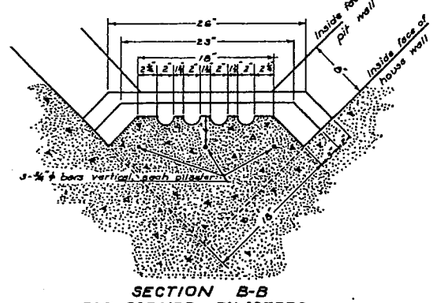
SECTION A-A

Scale: 1½ inch = 1 foot



SECTION B-B
FOR FLAT-WALL PILASTERS

Scale: 1½ inch = 1 foot



SECTION B-B
FOR CORNER PILASTERS

Scale: 1½ inch = 1 foot

[illegible] ENGINEERING

CITY & COUNTY OF HONOLULU
DEPARTMENT OF PUBLIC WORKS
BUREAU OF WATER SUPPLY & SEWERS

IMPROVEMENTS TO ALA MOANA SEWAGE PUMPING STATION

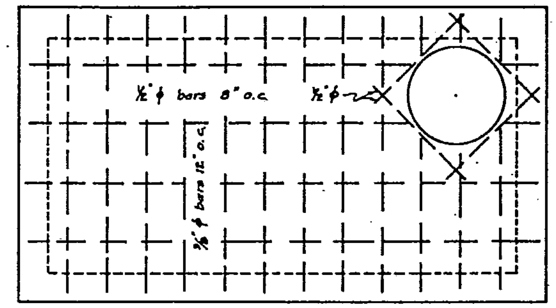
Scale: As Noted — April 4, 1939

Edward C. Wilson
ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

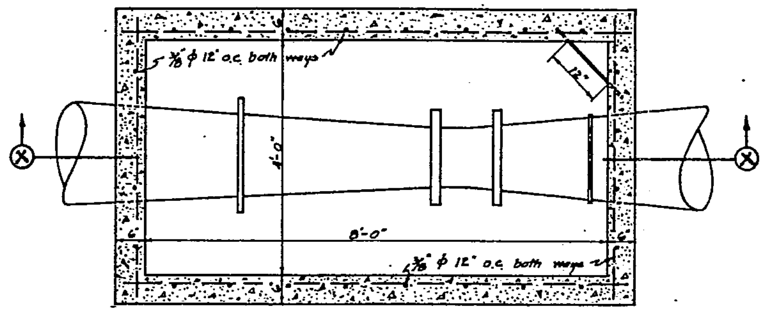
APPROVED: B. F. Fuller
CHIEF ENGINEER

SHEET 3 OF 13 SHEETS

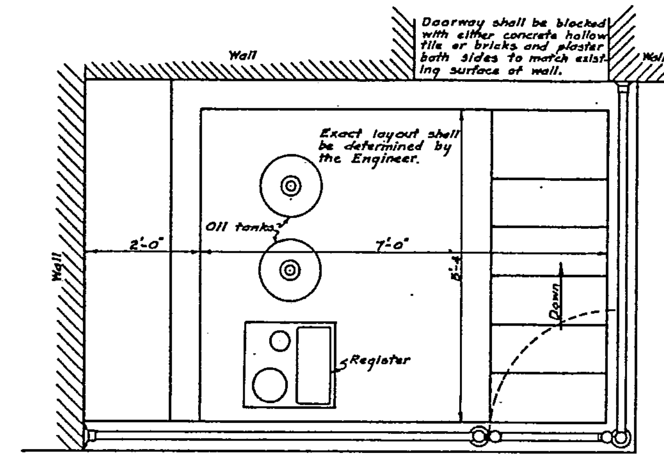
7-1-2-58



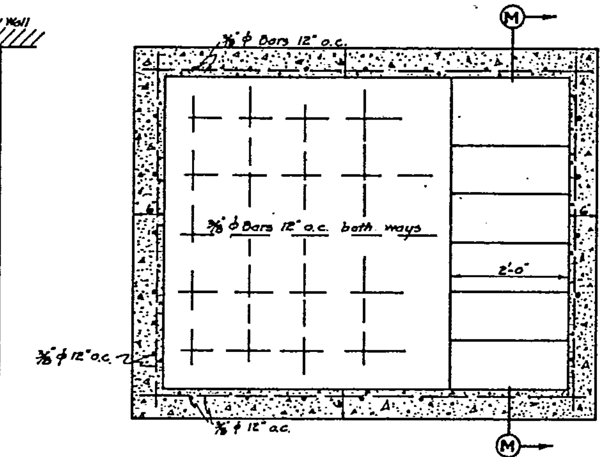
TOP SLAB PLAN



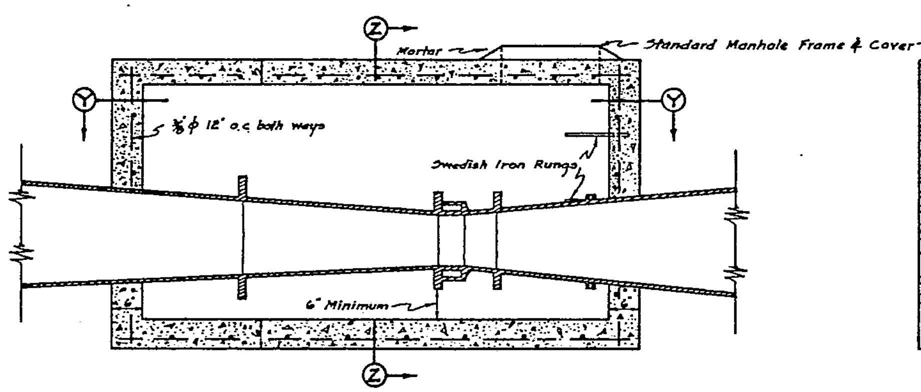
SECTION Y-Y



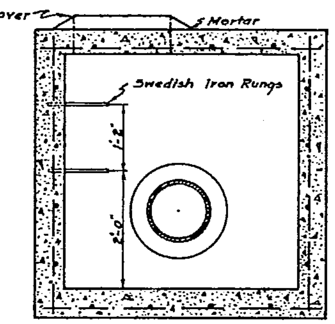
PLAN



SECTIONAL PLAN

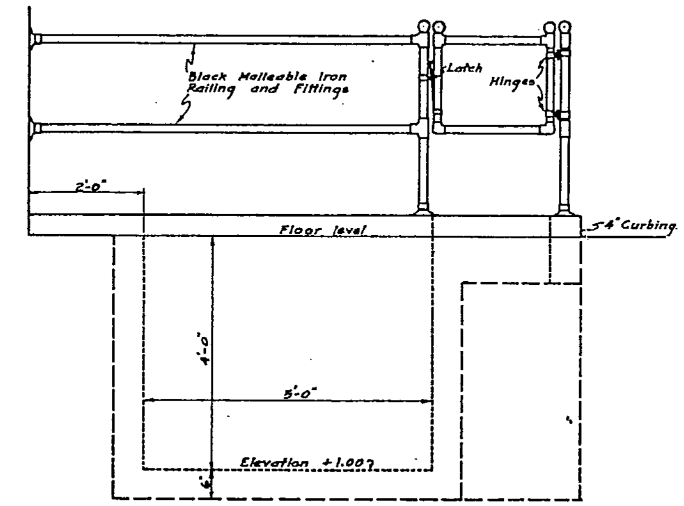


SECTION X-X

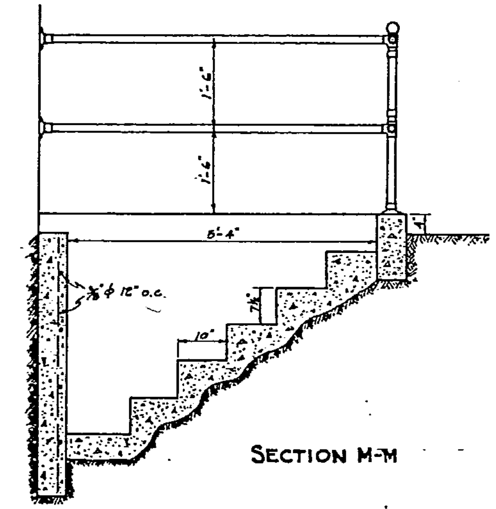


SECTION Z-Z

DETAIL OF VENTURI TUBE BOX
Scale: ¾" = 1'-0"

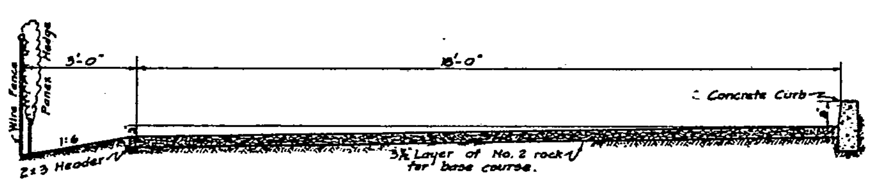


ELEVATION

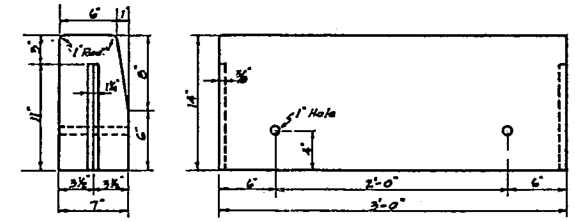


SECTION M-M

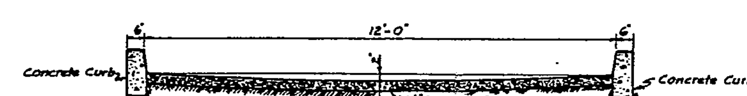
DETAIL OF PIT FOR VENTURI REGISTER
Scale: ¾" = 1'-0"



SECTION A-A THRU ROADWAY
Scale: ½" = 1'-0"



PRE-CAST CONCRETE CURB
Scale: 1½" = 1'-0"



SECTION B-B THRU ROADWAY
Scale: ½" = 1'-0"

CITY & COUNTY OF HONOLULU
DEPARTMENT OF PUBLIC WORKS
BUREAU OF WATER SUPPLY & SEWERS
IMPROVEMENTS TO ALA MOANA SEWAGE PUMPING STATION

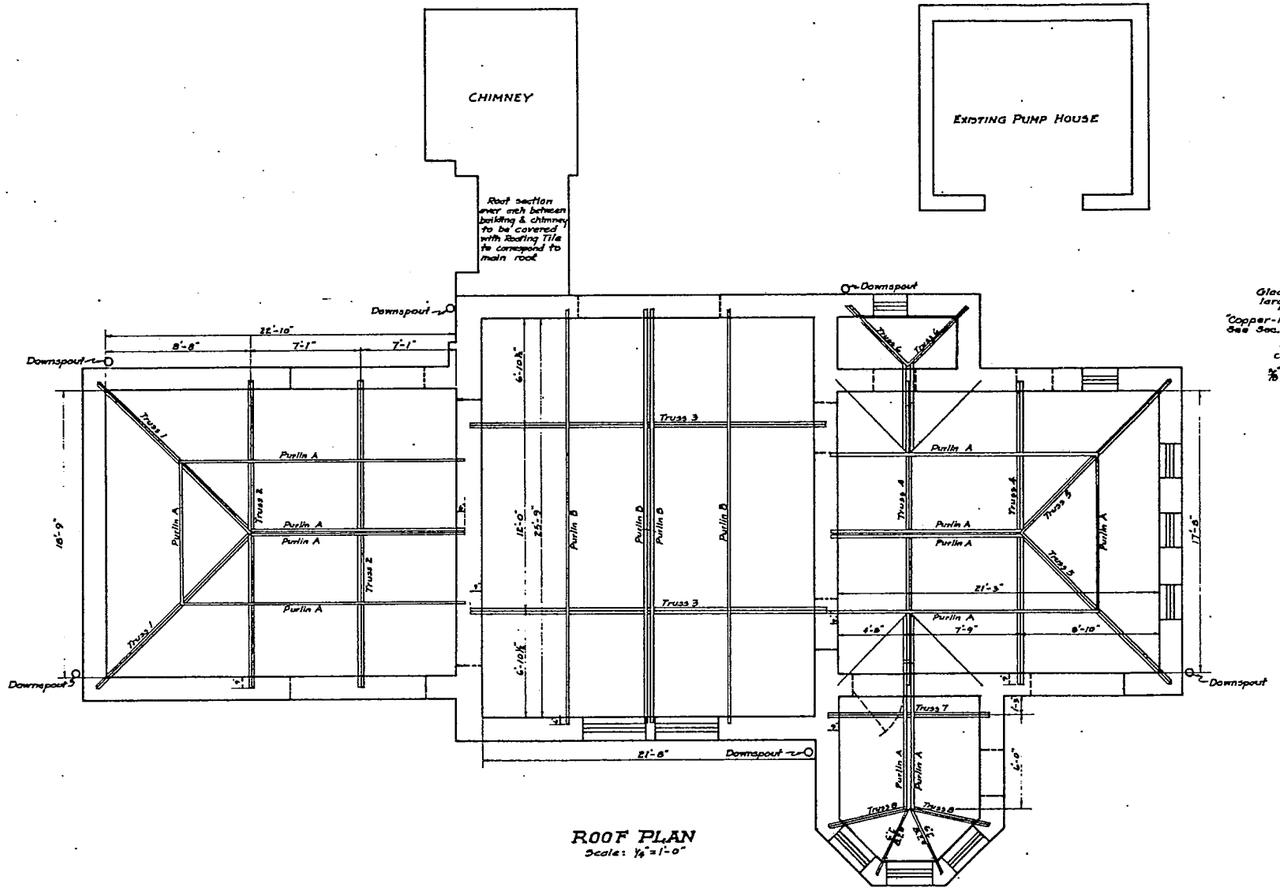
Scale: As Noted | April 4, 1939

Ellwood C. Wilder
ENGINEER BUREAU OF WATER SUPPLY & SEWERS

APPROVED: B. F. Rush
CHIEF ENGINEER

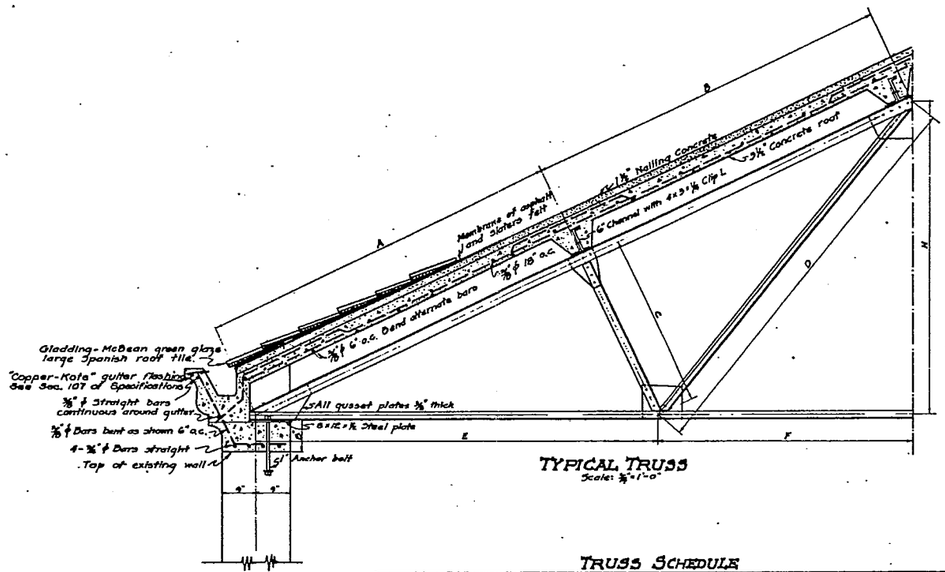
SHEET 4 OF 13 SHEETS

7-1-2-59



ROOF PLAN

Scale: 1/8"=1'-0"



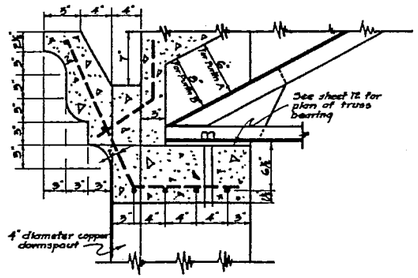
TYPICAL TRUSS

Scale: ⅜"=1'-0"

TRUSS SCHEDULE

Truss	Span	H	A		B		C		D		E		F	
			Length	Angle	Length	Angle	Length	Angle	Length	Angle	Length	Angle	Length	Angle
1	28'-8½"	6'-9"	7'-11⅞"	@ 2½+2+½	7'-11⅞"	@ 2½+2+½	3'-0⅝"	@ 2½+2+½	8'-9⅞"	@ 0½+12+½	8'-9⅞"	@ 2½+2+½	5'-7¾"	@ 2½+12½
2	20'-5"	6'-9"	6'-1"	"	6'-1"	"	4'-0⅝"	"	7'-4"	"	7'-4"	"	2'-9⅛"	"
3	29'-2"	9'-1½"	7'-4⅛"	"	7'-4⅛"	"	5'-7"	"	9'-4⅜"	"	9'-4⅜"	"	2'-2⅛"	"
4	19'-2"	6'-4⅜"	5'-9⅜"	"	5'-9⅜"	"	3'-10"	"	6'-11"	"	6'-11"	"	2'-8"	"
5	27'-1⅞"	6'-4⅜"	7'-5⅜"	"	7'-5⅜"	"	3'-6⅛"	"	8'-3⅜"	"	8'-3⅜"	"	2'-3½"	"
6	10'-10"	5'-5"	3'-10"	"	3'-10"	"	3'-10"	"	5'-5"	"	5'-5"	"		
7	10'-10"	5'-5"	3'-10"	"	3'-10"	"	3'-10"	"	5'-5"	"	5'-5"	"		
8	10'-10"	5'-5"	3'-10"	"	3'-10"	"	3'-10"	"	5'-5"	"	5'-5"	"		
9	18'-9"	6'-2"	"	"	"	"	"	"	"	"	"	"	"	"
10	15'-5"	4'-5"	"	"	"	"	"	"	"	"	"	"	"	"
11	18'-2"	6'-0⅝"	"	"	"	"	"	"	"	"	"	"	"	"
12	12'-10"	4'-3½"	"	"	"	"	"	"	"	"	"	"	"	"

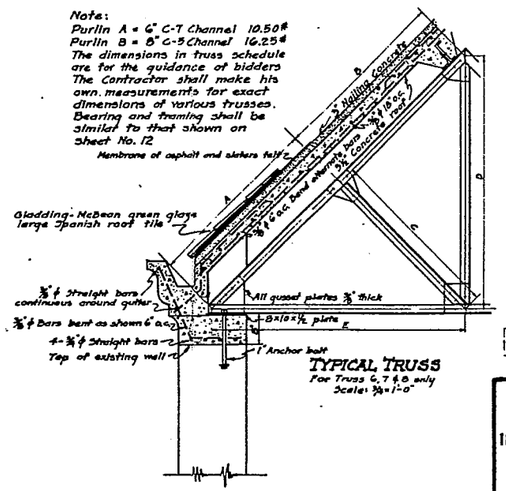
Note:
Purlin A = 6" C-T Channel 10.50#
Purlin B = 8" C-S Channel 16.25#
The dimensions in truss schedule are for the guidance of bidders The Contractor shall make his own measurements for exact dimensions of various trusses. Bearing and framing shall be similar to that shown on Sheet No. 12



GUTTER DETAIL

Scale: 1½"=1'-0"

Note: This type gutter to be constructed on existing buildings only.



TYPICAL TRUSS

For Truss 6, 7 & 8 only
Scale: ⅜"=1'-0"

CITY & COUNTY OF HONOLULU
DEPARTMENT OF PUBLIC WORKS
BUREAU OF WATER SUPPLY & SEWERS

IMPROVEMENTS TO ALA MOANA SEWAGE PUMPING STATION

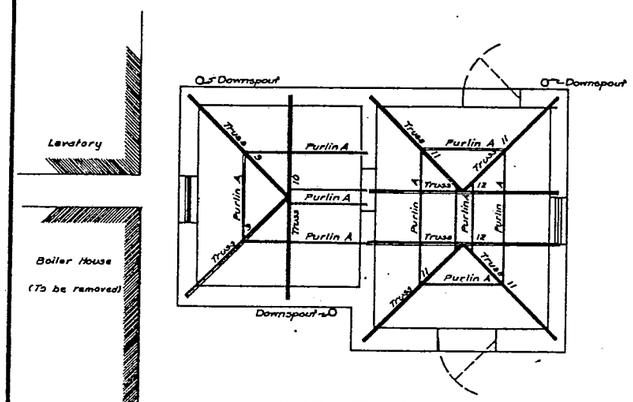
Scale: As Noted — April 4, 1939

Edward C. Wilson
ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

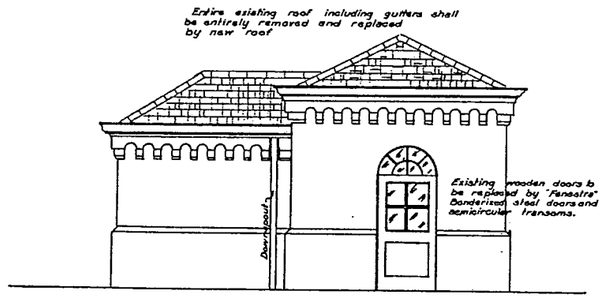
APPROVED: G. P. Cook
CHIEF ENGINEER

SHEET 5 OF 13 SHEETS

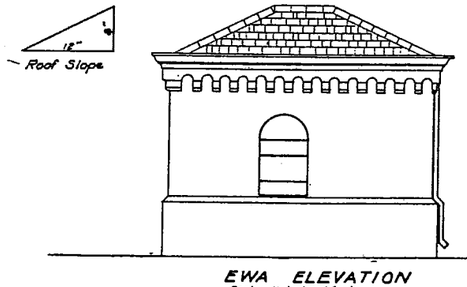
7-1-2-60



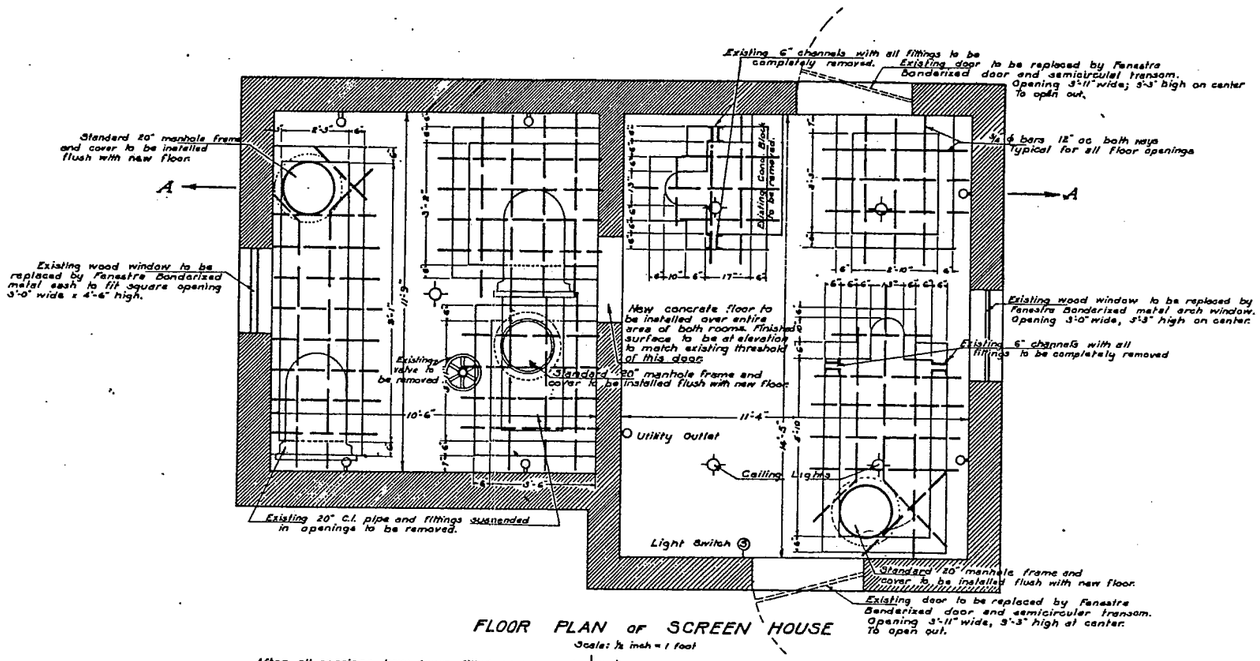
ROOF PLAN
Scale: ¼"=1'-0"



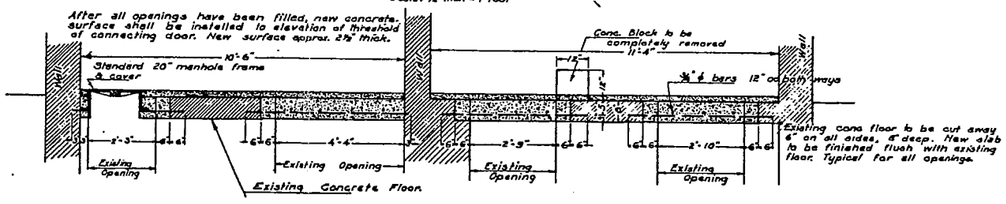
MAUKA ELEVATION
Scale: ¼ inch = 1 foot



EWA ELEVATION
Scale: ¼ inch = 1 foot



FLOOR PLAN of SCREEN HOUSE
Scale: ½ inch = 1 foot



SECTION A-A
Scale: ½" = 1 foot

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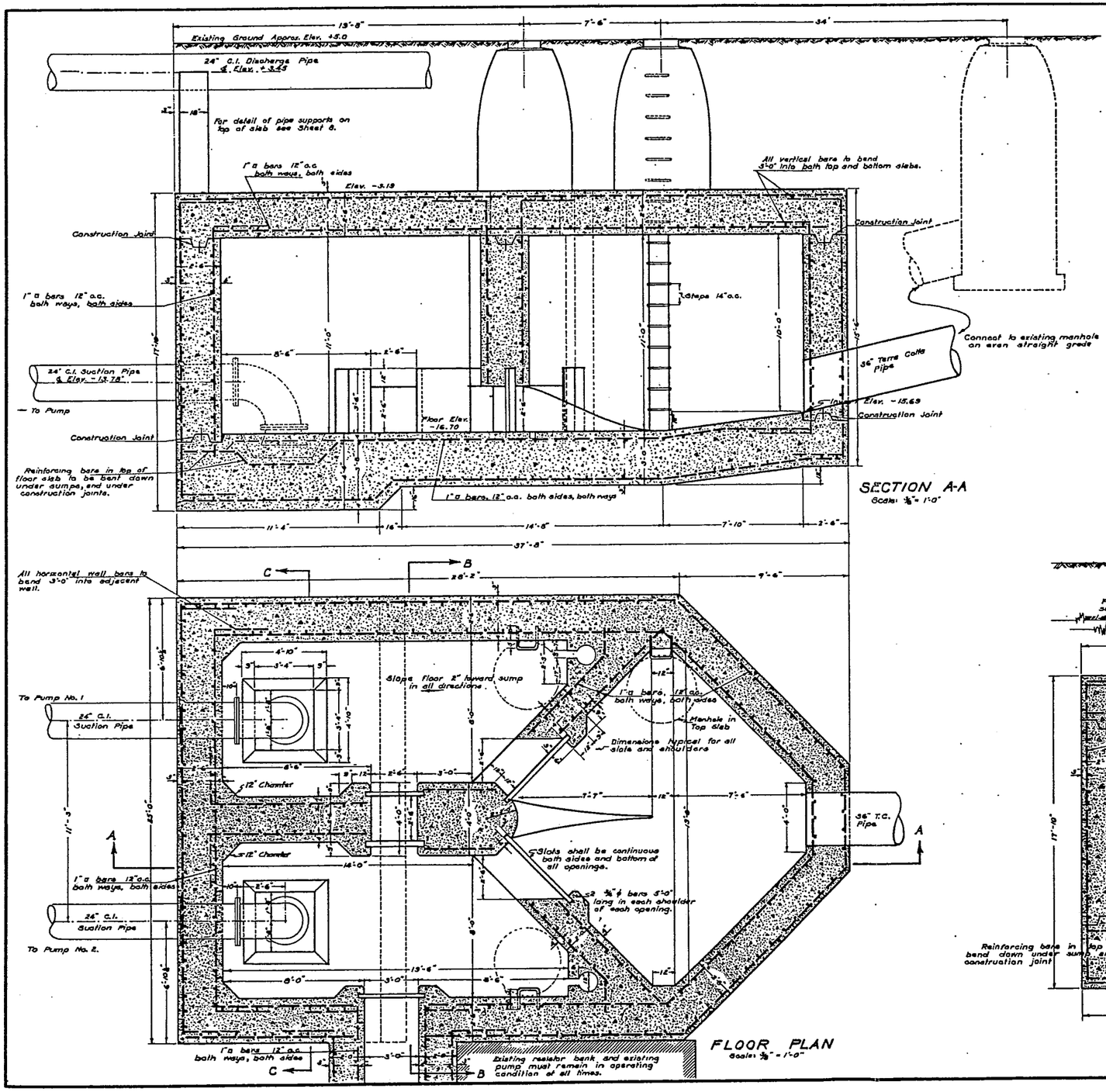
Edward C. Wilder
ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

APPROVED: B. F. Read
CHIEF ENGINEER

SHEET 6 OF 13 SHEETS

7-1-2-61



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IMPROVEMENTS TO ALA MOANA SEWAGE PUMPING STATION

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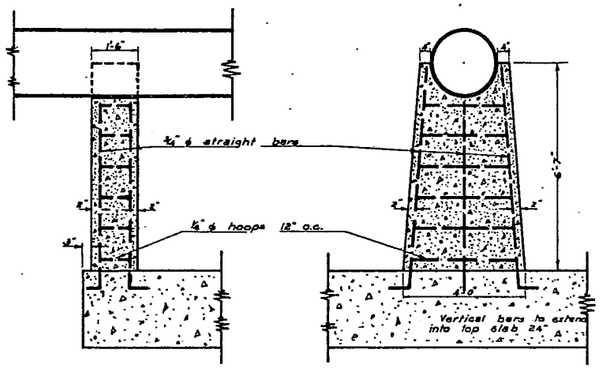
ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

APPROVED: B. E. Rush
CHIEF ENGINEER

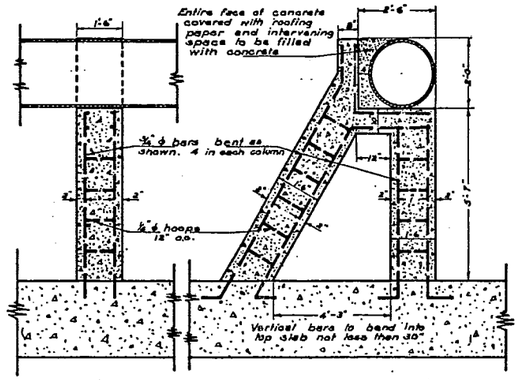
SHEET 7 OF 13 SHEETS

7-1-2-62



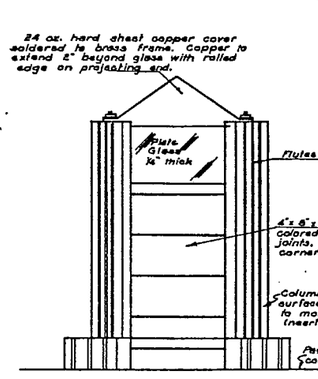
DETAIL OF STRAIGHT PIPE SUPPORT

Scale: ½ inch = 1 foot



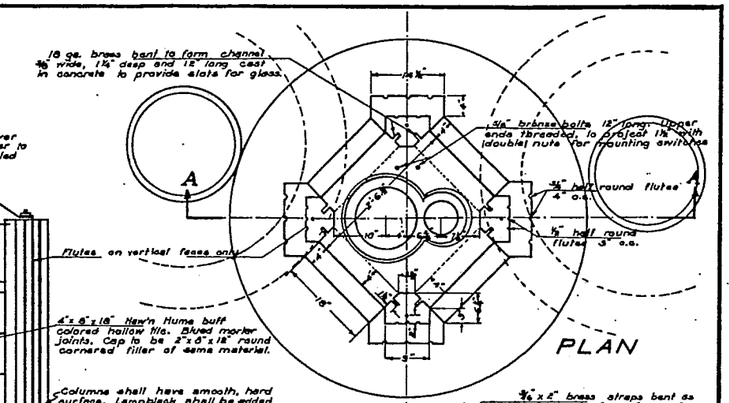
DETAIL OF PIPE ANGLE SUPPORT

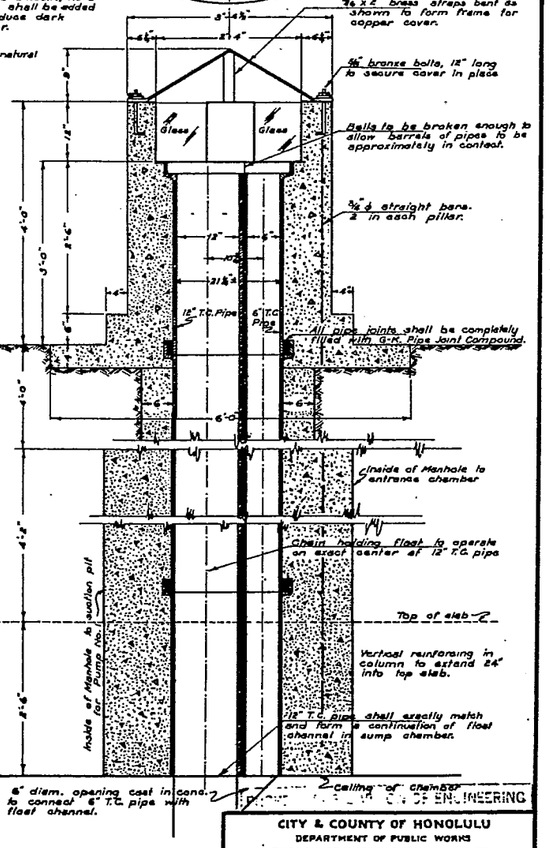
Scale: ½ inch = 1 foot



ELEVATION OF PEDESTAL

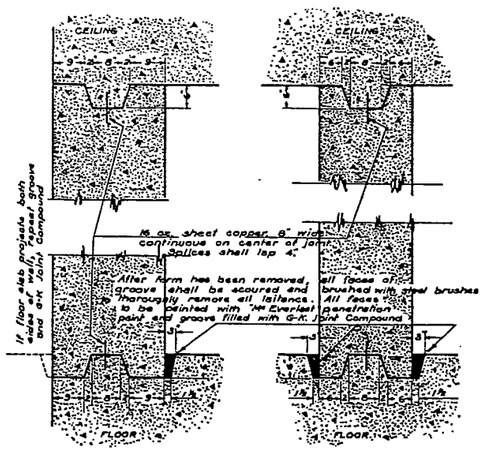
Scale: 1 inch = 1 foot





SECTION A-A

Scale: 1 inch = 1 foot

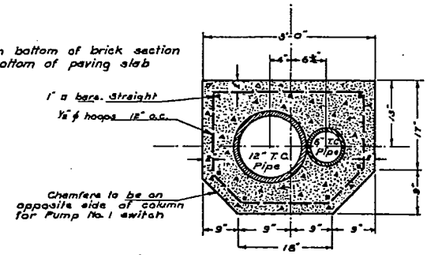


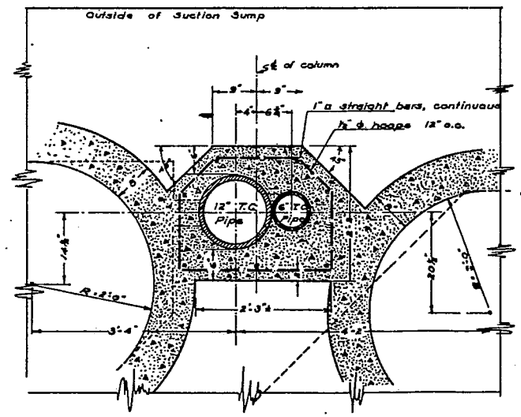
FOR 2'-6" WALL FOR 2'-0" WALL

DETAIL OF WALL JOINTS

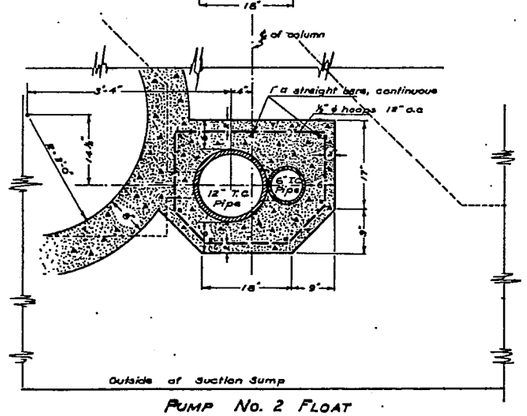
Scale: ½ inch = 1 foot

This section to extend from bottom of brick section of Manhole (Elev. +1.0) to bottom of paving slab for Pedestal (Elev. +4.67).





PUMP No. 1 FLOAT



PUMP No. 2 FLOAT

This section to extend from top of top slab (Elev. -3.45) to bottom of brick section of Manholes (Elev. +1.0)

SECTION OF FLOAT SWITCH COLUMN

Scale: 1 inch = 1 foot

CITY & COUNTY OF HONOLULU
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Edward C. Wilder, ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

APPROVED: B. D. Pond, CHIEF ENGINEER

SHEET 8 OF 13 SHEETS

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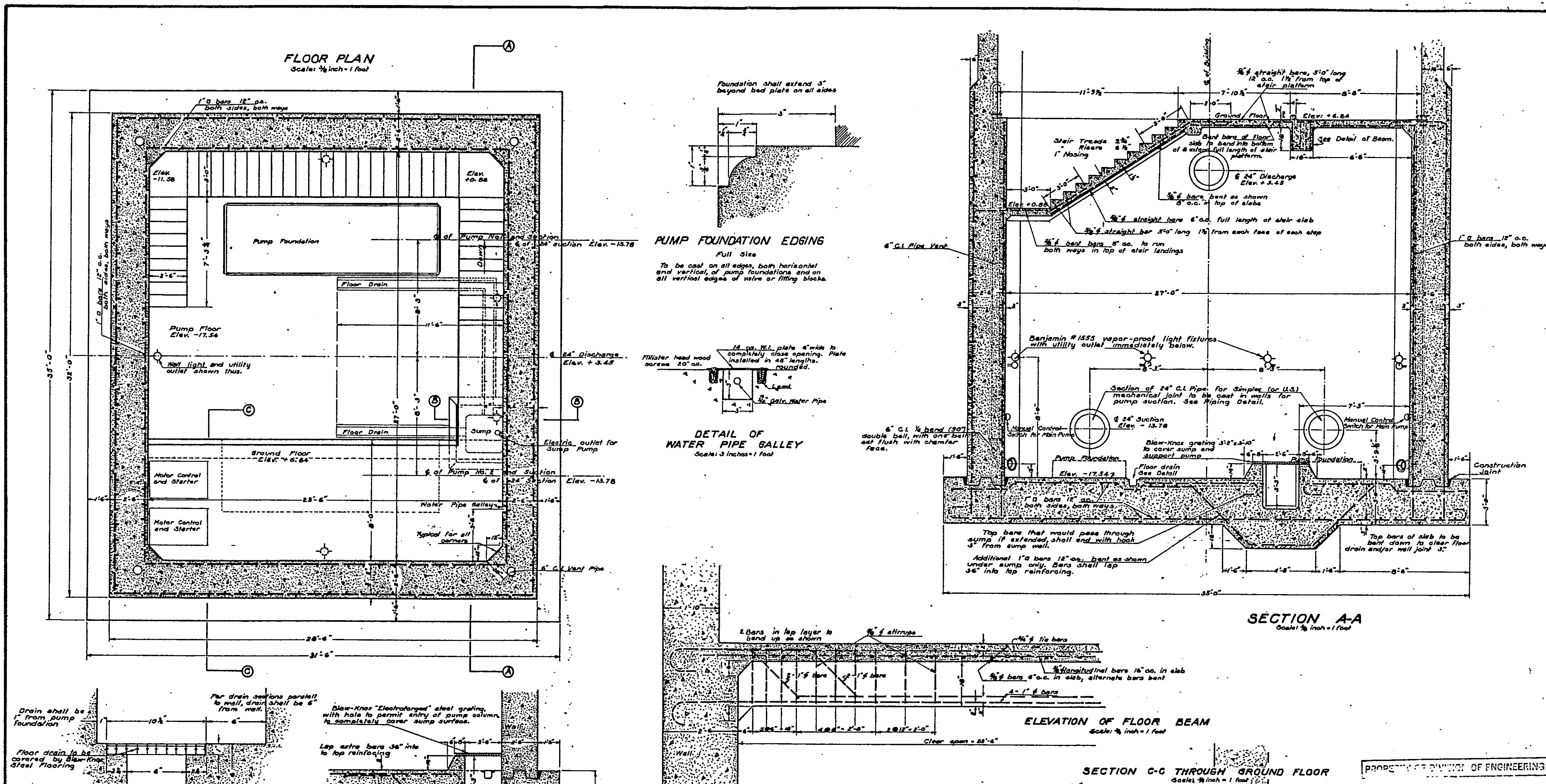

FLOOR PLAN
Scale: 3/8 inch = 1 foot
Pump Foundation
Pump Floor Elev. -17.54
Wall light and utility outlet shown thus.
Ground Floor Elev. + 6.84
Motor Control and Starter
Motor Control and Starter
Floor Drain
Sump
Electric outlet for Sump Pump
Water Pipe Galley
Typical for all corners
6" C.I. Vent Pipe
℄ 24" Discharge Elev. + 3.45
℄ of Pump No. 2 and Suction
℄ of 24" Suction Elev. -13.78
1" □ bars 12" o.c. both sides, both ways
35'-0"
28'-6"
31'-6"
PUMP FOUNDATION EDGING
Full Size
Foundation shall extend 3" beyond bed plate on all sides
To be cast on all edges, both horizontal and vertical, of pump foundations and on all vertical edges of valve or fitting blocks.
DETAIL OF WATER PIPE GALLEY
Scale: 3 inches = 1 foot
Fillister head wood screws 20" o.c.
14 ga. W.I. plate 6" wide to completely close opening. Plate installed in 48" lengths.
3/4" Galv. Water Pipe
SECTION A-A
Scale: 3/8 inch = 1 foot
Stair Treads
Risers
1" Nosing
Ground Floor Elev. + 6.84
See Detail of Beam.
℄ 24" Discharge Elev. + 3.45
6" C.I. Pipe Vent
1" □ bars 12" o.c. both sides, both ways.
27'-0"
Benjamin #1555 vapor-proof light fixtures with utility outlet immediately below.
Section of 24" C.I. Pipe for Simplex (or U.S.) mechanical joint to be cast in walls for pump suction. See Piping Detail.
℄ 24" Suction Elev. - 13.78
Blaw-Knox grating to cover sump and support pump
Pump Foundation
Floor drain See Detail
Manual Control Switch for Main Pump
Construction Joint
Top bars of slab to be bent down to clear floor drain and/or wall joint 3".
Additional 1" □ bars 12" o.c. bent as shown under sump only. Bars shall lap 36" into top reinforcing.
35'-0"
ELEVATION OF FLOOR BEAM
Scale: 3/8 inch = 1 foot
Clear span = 25'-6"
SECTION C-C THROUGH GROUND FLOOR
Scale: 3/4 inch = 1 foot
DETAIL OF FLOOR DRAIN
Scale: 3 inches = 1 foot
Drain shall be 1" from pump foundation
For drain sections parallel to wall, drain shall be 6" from wall.
Floor drain to be covered by Blaw-Knox Steel Flooring
Slope drain 1/16" per foot toward sump.
SECTION B-B THROUGH FLOOR AT SUMP
Scale: 3/8 inch = 1 foot
Blaw-Knox "Electroforged" steel grating, with hole to permit entry of pump column, to completely cover sump surface.
Lap extra bars 36" into top reinforcing
Additional 1" □ bars 12" o.c. bent as shown under sump only

PROPERTY OF DIVISION OF ENGINEERING

CITY & COUNTY OF HONOLULU
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IMPROVEMENTS TO ALA MOANA SEWAGE PUMPING STATION

Scale: As Noted | April 4, 1939

E. Elwood C. Walder — SHEET 9

Approved: B. F. Rush, Chief Engineer — OF 13 SHEETS

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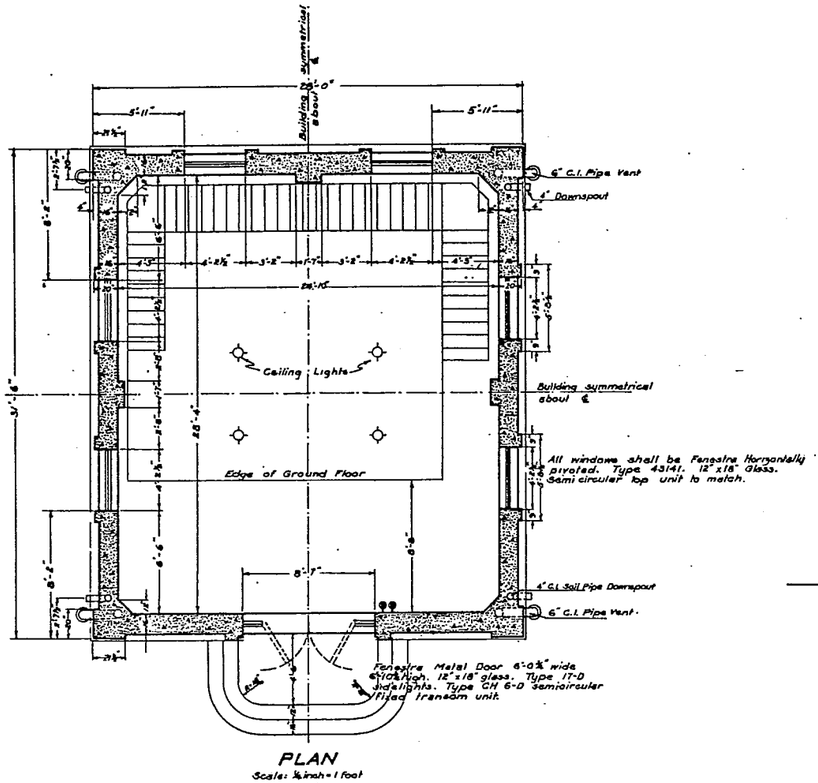
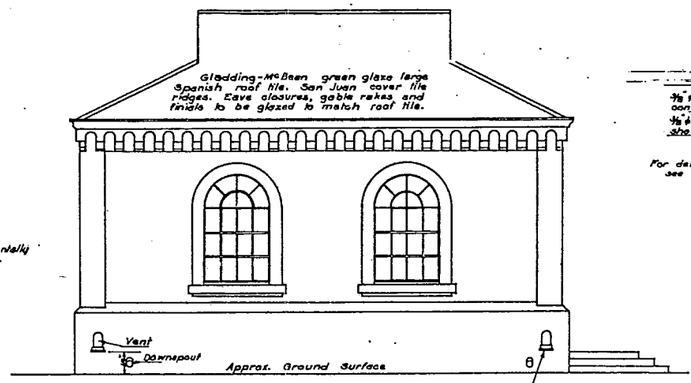


PLAN

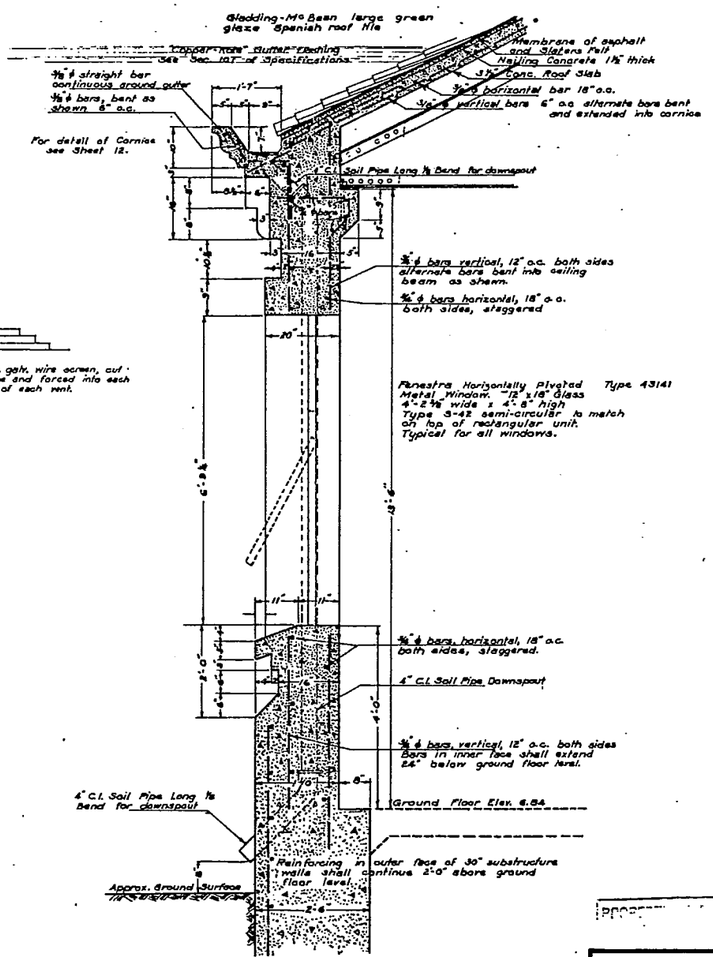
Scale: ⅛ inch = 1 foot



SIDE ELEVATION

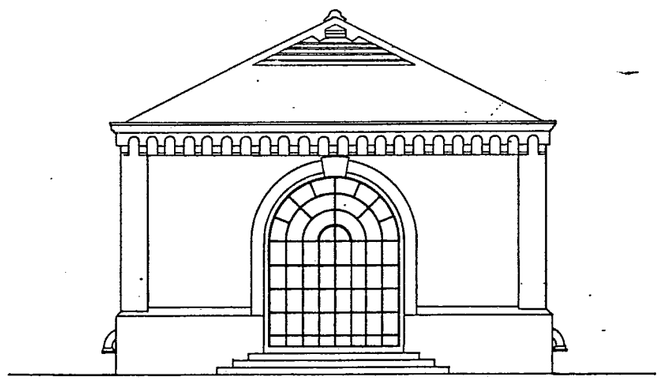
BOTH SIDES SIMILAR

Scale: ⅛ inch = 1 foot



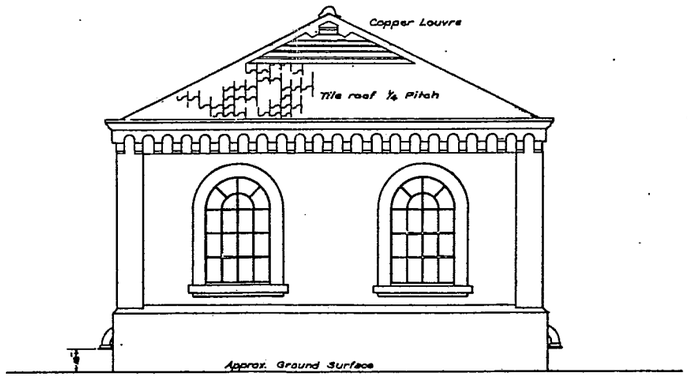
TYPICAL SECTION THROUGH WALL AT WINDOW

Scale: ½ inch = 1 foot



FRONT ELEVATION

Scale: ⅛ inch = 1 foot



REAR ELEVATION

Scale: ⅛ inch = 1 foot

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Edward A. Wilder
ENGINEER BUREAU OF WATER SUPPLY & SEWERS

APPROVED: B. F. Raab
CHIEF ENGINEER

SHEET 10 OF 15 SHEETS

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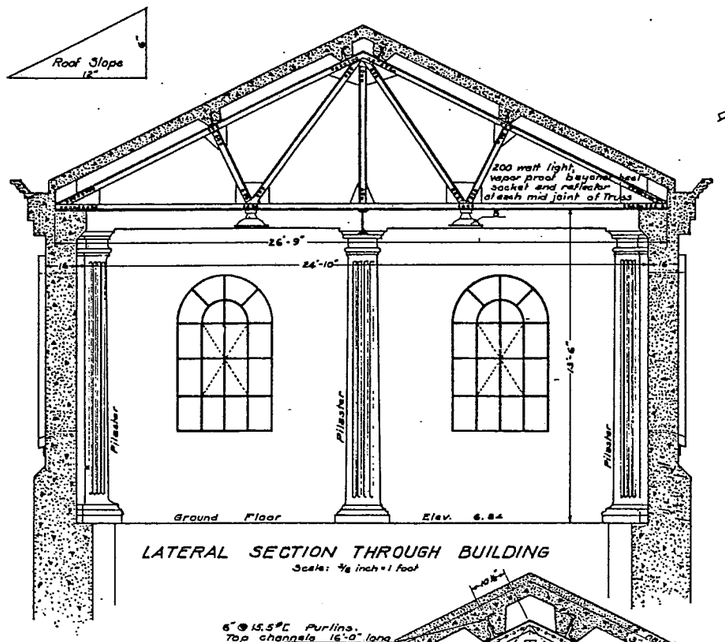
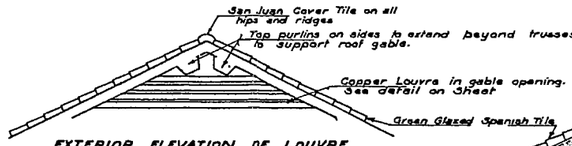
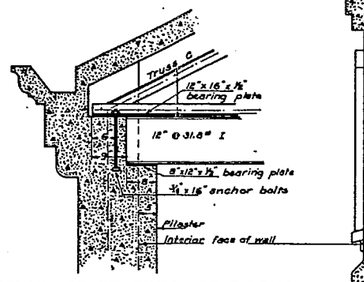


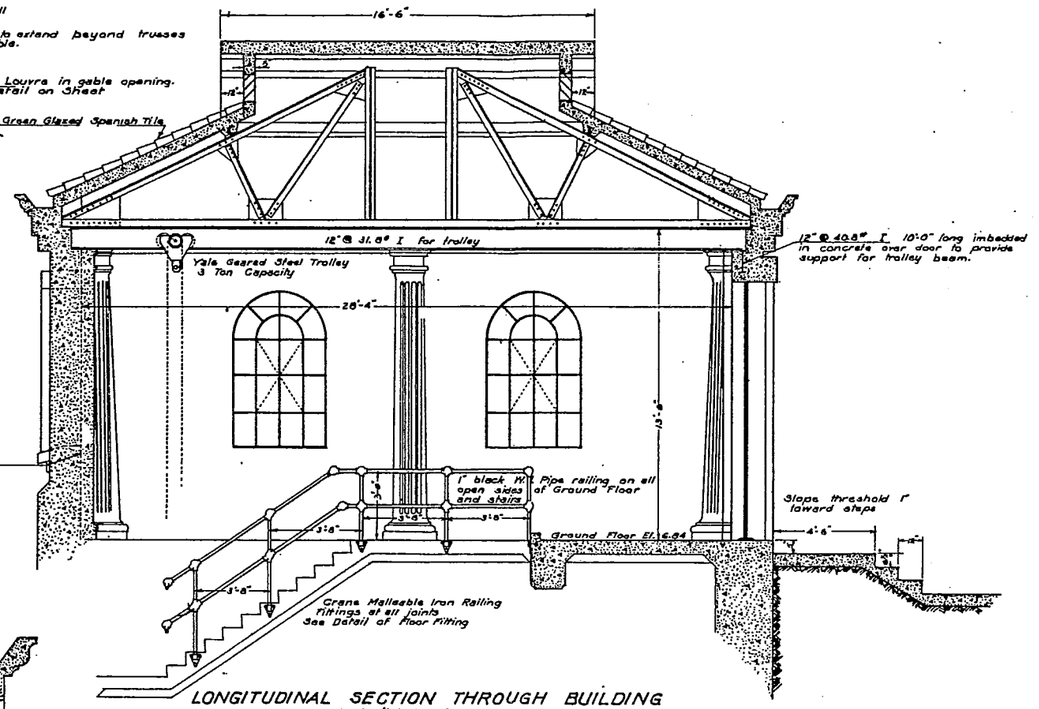
LATERAL SECTION THROUGH BUILDING
Scale: ⅜ inch = 1 foot



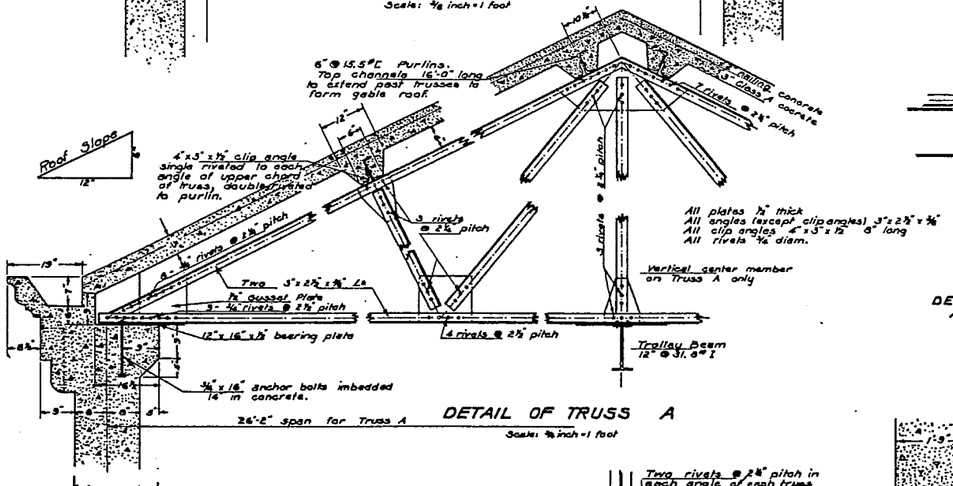
EXTERIOR ELEVATION OF LOUVRE
Scale: ⅜ inch = 1 foot



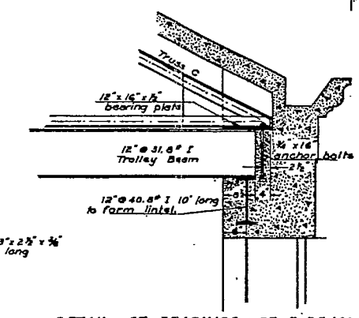
DETAIL OF BEARINGS OF I-BEAM AND TRUSS C ON REAR WALL
Scale: ⅜ inch = 1 foot



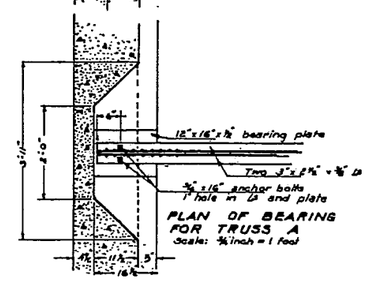
LONGITUDINAL SECTION THROUGH BUILDING
Scale: ⅜ inch = 1 foot



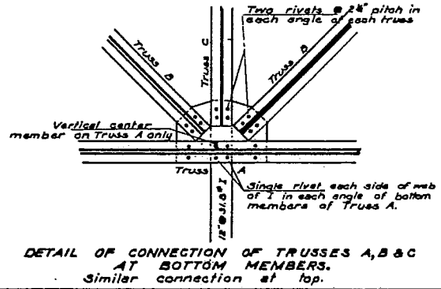
DETAIL OF TRUSS A
Scale: ⅜ inch = 1 foot



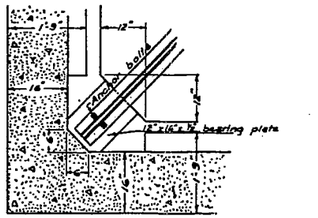
DETAIL OF BEARINGS OF I-BEAM AND TRUSS C ON FRONT WALL
Scale ⅜ inch = 1 foot



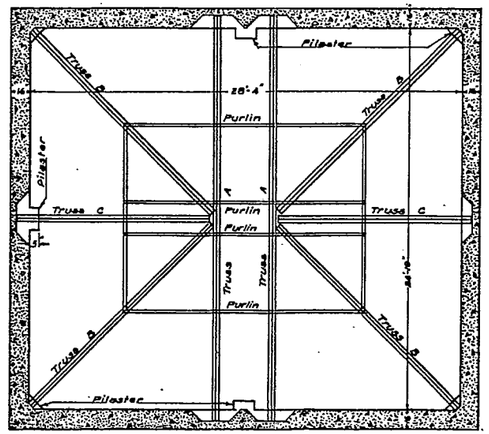
PLAN OF BEARING FOR TRUSS A
Scale: ¾ inch = 1 foot



DETAIL OF CONNECTION OF TRUSSES A, B & C AT BOTTOM MEMBERS.
Similar connection at top.



PLAN OF BEARING FOR TRUSS B
Scale: ¾ inch = 1 foot



ROOF FRAMING PLAN
Scale: ⅛ inch = 1 foot

PRINTING DIVISION OF ENGINEERING

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Scales: As Noted — April 4 1939

ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

APPROVED: ..... CHIEF ENGINEER

SHEET 11 OF 15 SHEETS

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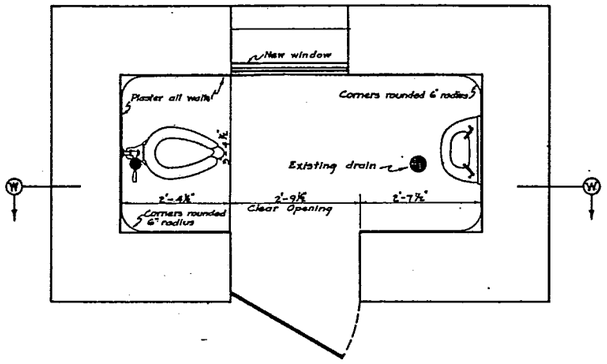
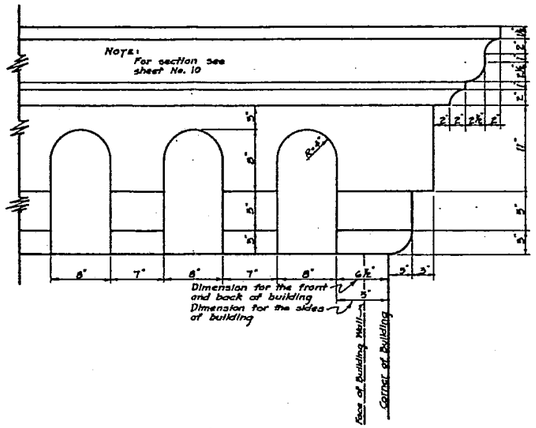
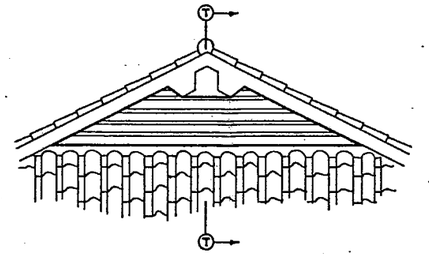


REVISION OF EXISTING LAVATORY
Scale: ¾"=1'-0"

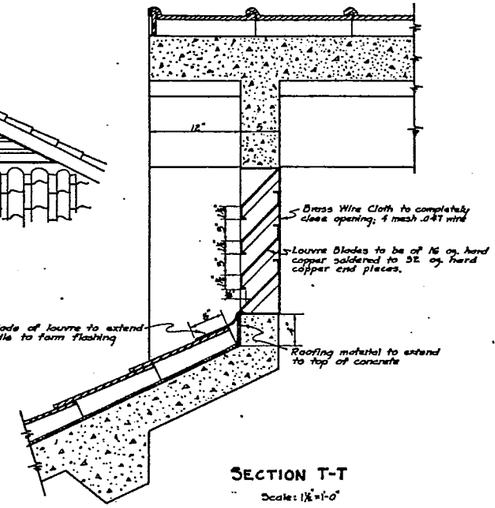


DETAIL OF CORNICE FRIEZE
Scale: 1½"=1'-0"

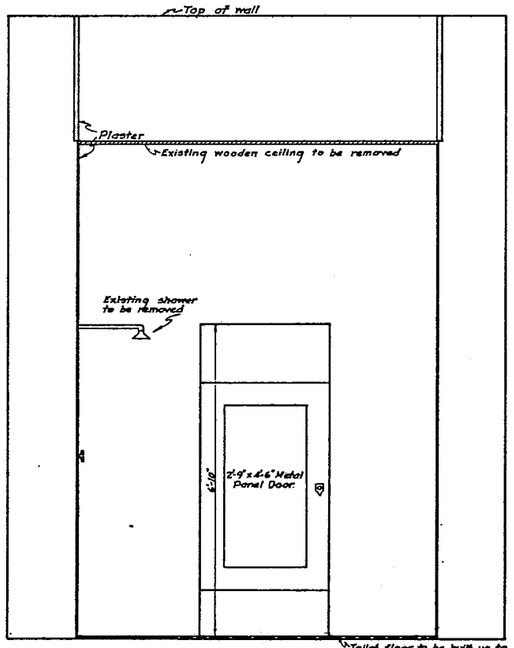
Note:
This type of cornice and frieze on new building only.



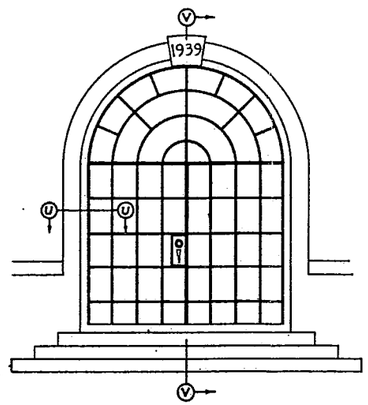
LOUVRE DETAIL
Scale: ½"=1'-0"



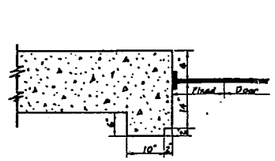
SECTION T-T
Scale: 1½"=1'-0"



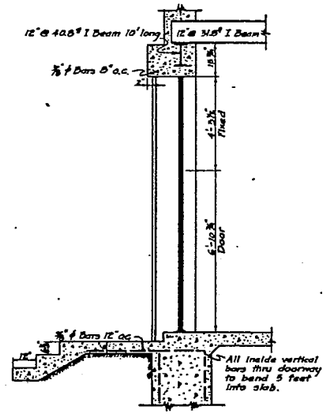
SECTION W-W
Scale: ¾"=1'-0"



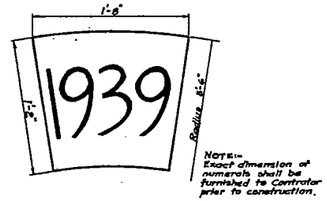
DOOR DETAIL
Scale: ⅜"=1'-0"



SECTION U-U
Scale: ½"=1'-0"

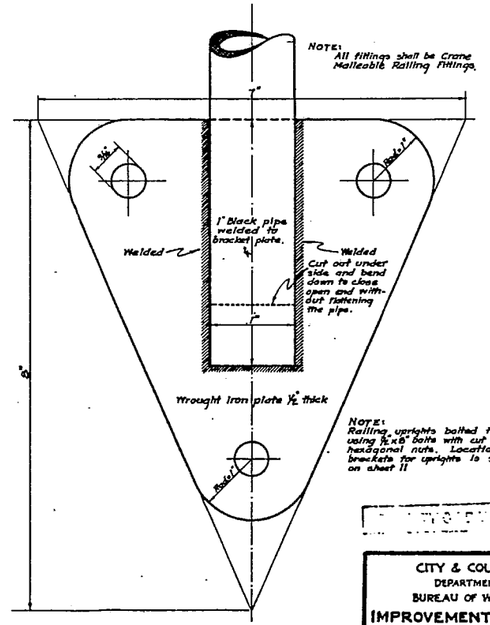


SECTION V-V
Scale: ⅜"=1'-0"



Note:
Exact dimension of numerals shall be furnished to Contractor prior to construction.

KEYSTONE
Scale: 1½"=1'-0"



STAIR RAILING BRACKET
Full Size

CITY & COUNTY OF HONOLULU
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IMPROVEMENTS TO ALA MOANA SEWAGE PUMPING STATION

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Edmund C. Wilder
ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

APPROVED: B.F. Rush
CHIEF ENGINEER

SHEET 12 OF 13 SHEETS

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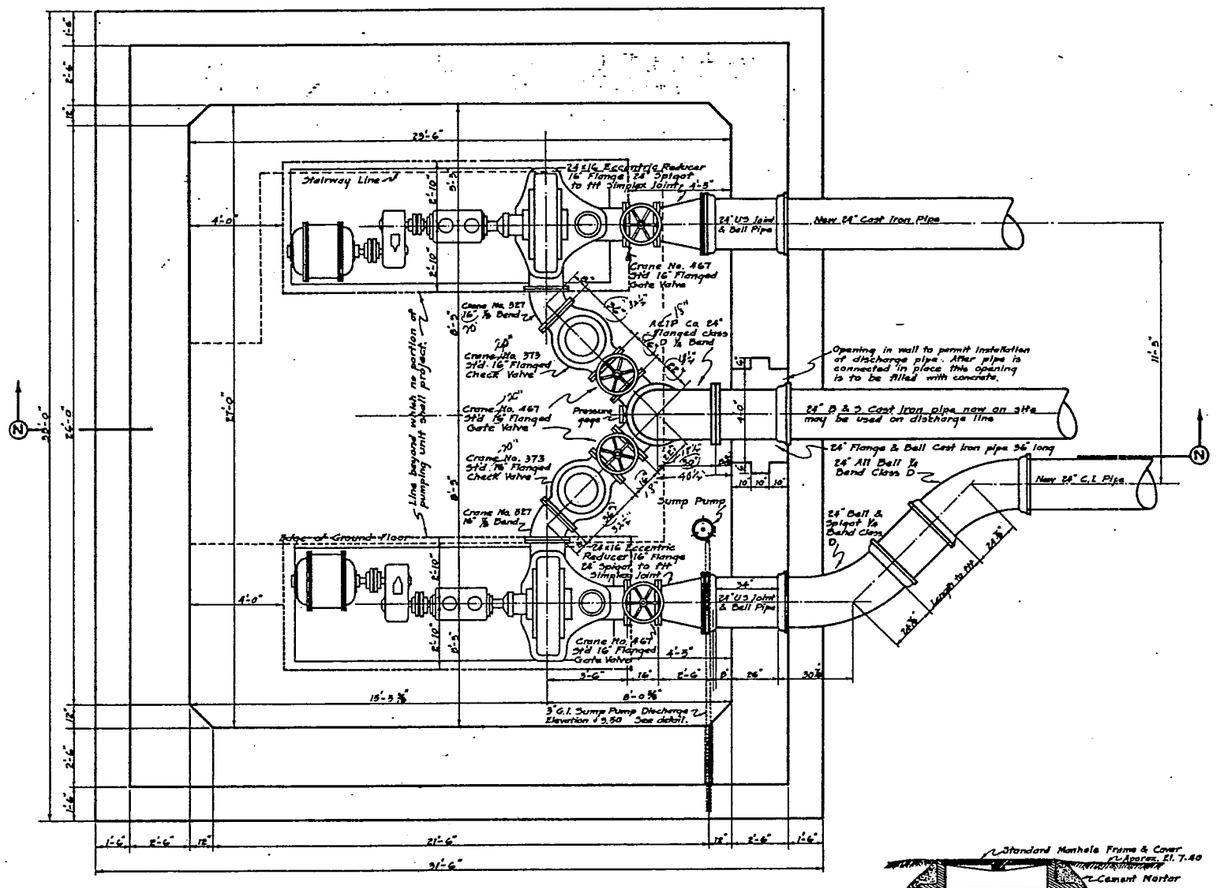
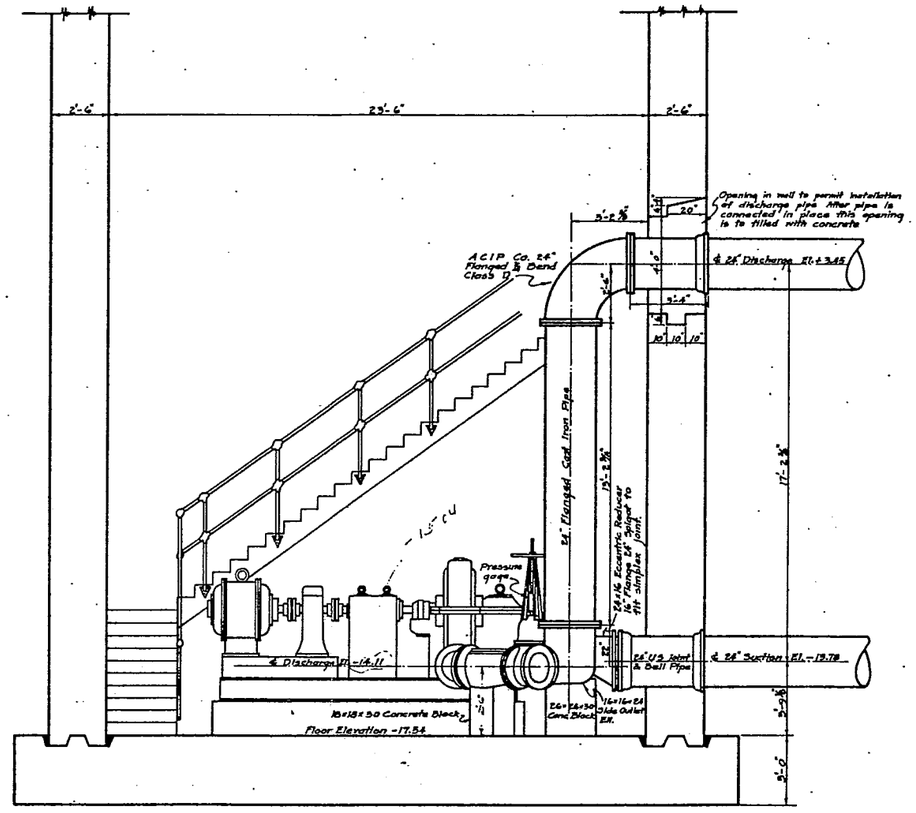
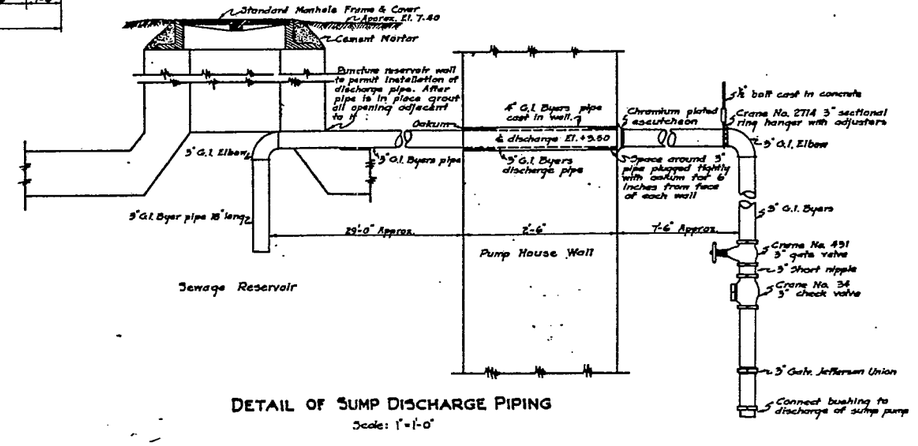


PLAN
Scale: 3/8"=1'-0"



SECTION N-N
Scale: 3/8"=1'-0"



DETAIL OF SUMP DISCHARGE PIPING
Scale: 1"=1'-0"

PROPERTY OF DIVISION OF ENGINEERING

CITY & COUNTY OF HONOLULU
DEPARTMENT OF PUBLIC WORKS
BUREAU OF WATER SUPPLY & SEWERS

IMPROVEMENTS TO ALA MOANA SEWAGE PUMPING STATION

Scale: As Noted — April 4, 1939

Edward C. Wilder
ENGINEER, BUREAU OF WATER SUPPLY & SEWERS

Approved: R. T. Rush
CHIEF ENGINEER

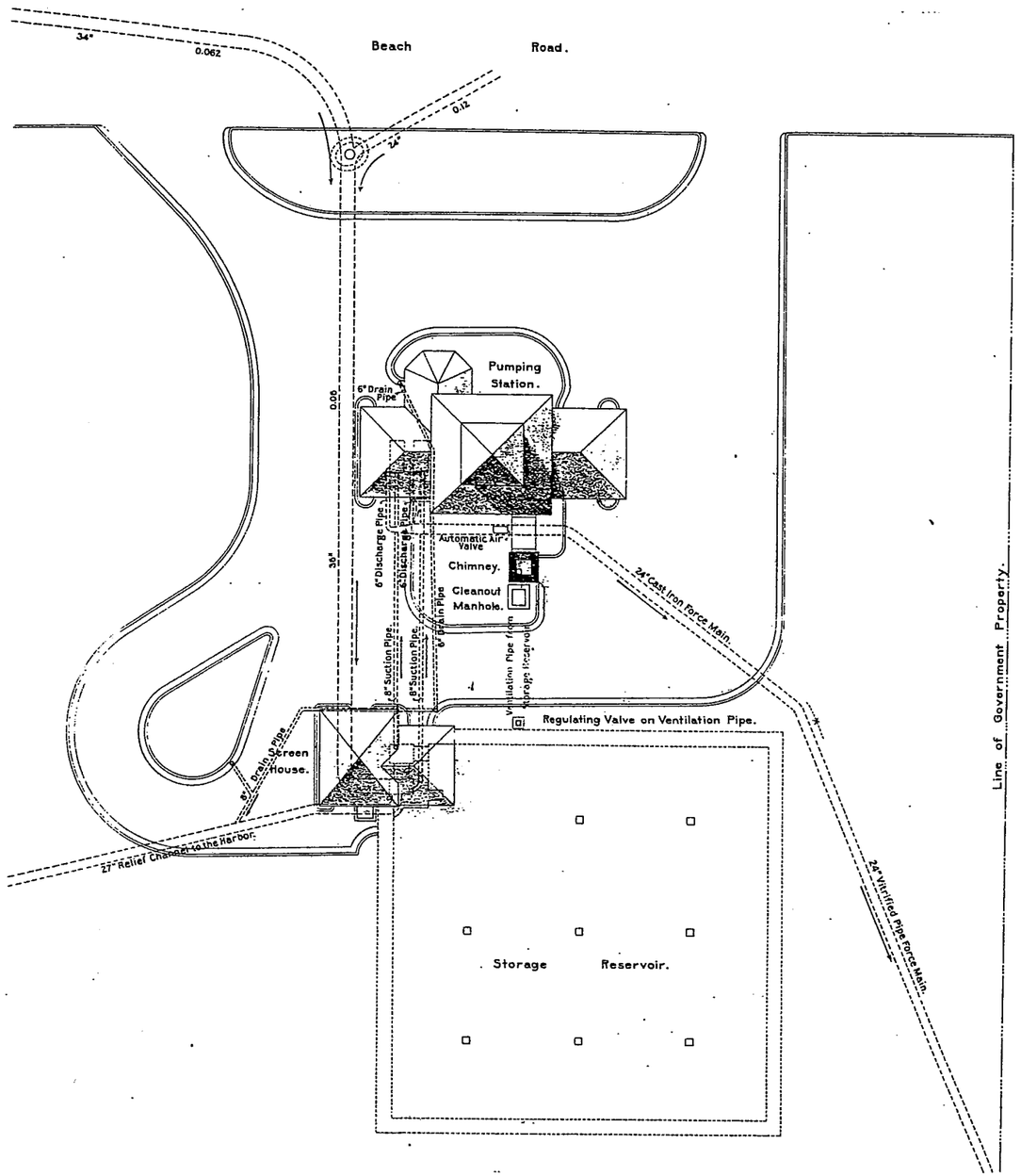
SHEET 13 OF 13 SHEETS

7-1-2-69

1898

SEWER DETAILS.

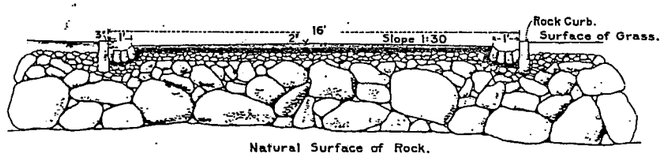
PLATE VII.



PLAN SHOWING THE LOCATION OF THE PUMPING STATION AND STORAGE RESERVOIR.

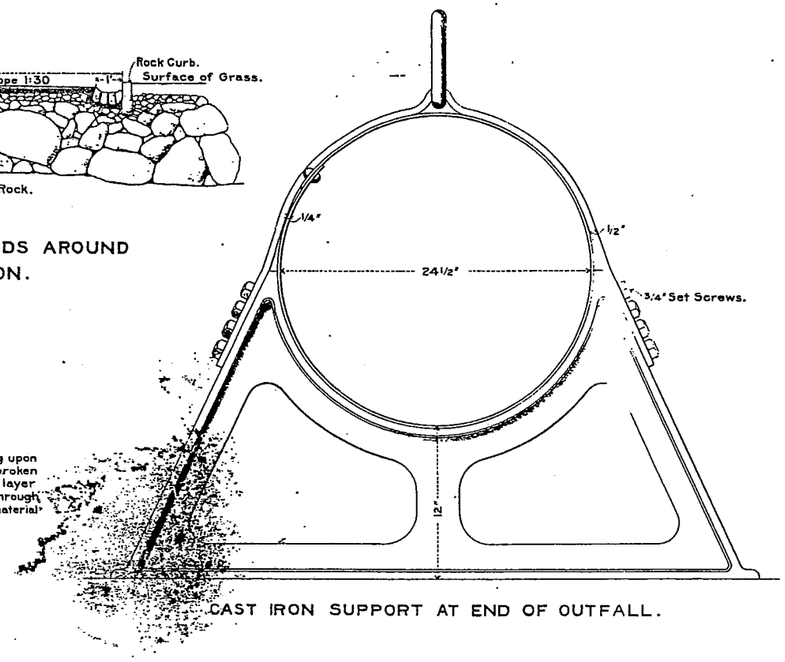
Scale of Feet.
0 5 10 15 20 25 30 35 40

For explanations of colors see Plate IX.

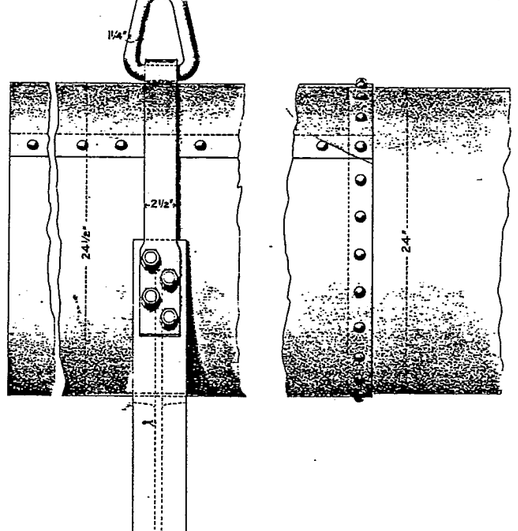


TYPICAL SECTION OF ROADS AROUND PUMPING STATION.

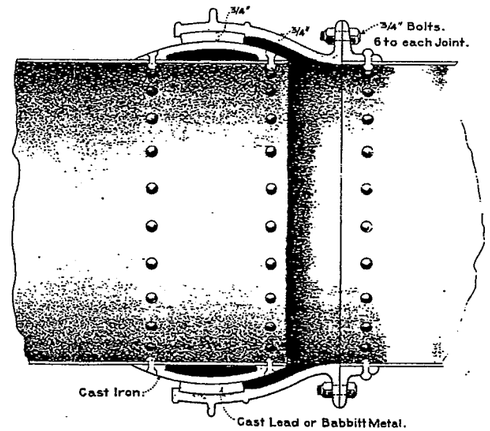
Top layer made of screenings 1 inch thick, resting upon a second layer 2 inches thick, made of stones broken to pass through a ring 1 inch diameter. A third layer 4 inches thick made of stones broken to pass through a ring 2 inches diameter, rests upon the filled in material excavated from the storage reservoir.



CAST IRON SUPPORT AT END OF OUTFALL.



SIDE ELEVATION OF CAST IRON SUPPORT AT END OF OUTFALL.



DETAIL OF FLEXIBLE JOINT.

DETAILS OF STEEL OUTFALL FORCE MAIN.

Scale of Inches.
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

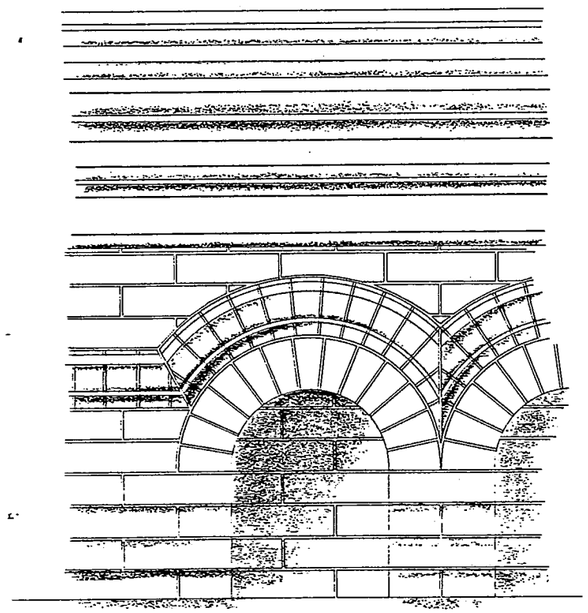
SEWER DETAILS.

DETAILS OF PUMPING STATION.

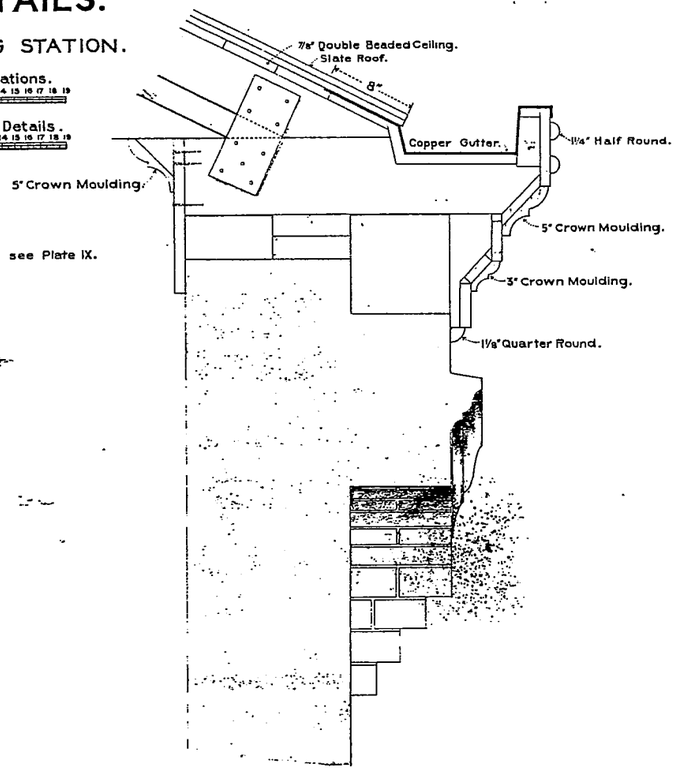
Scale of Feet for Elevations.
1 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Scale of Inches for Details.
1 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

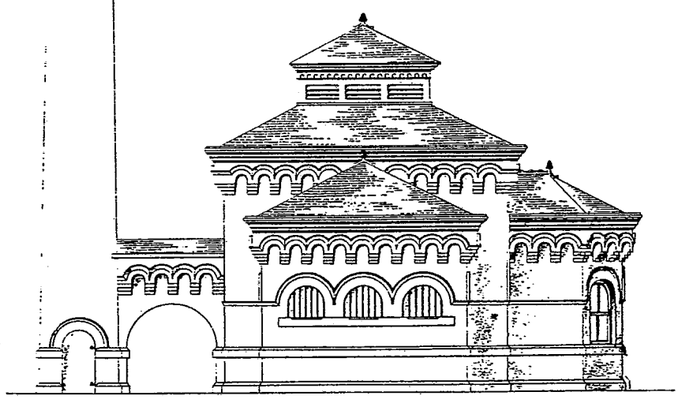
For explanations of colors see Plate IX.



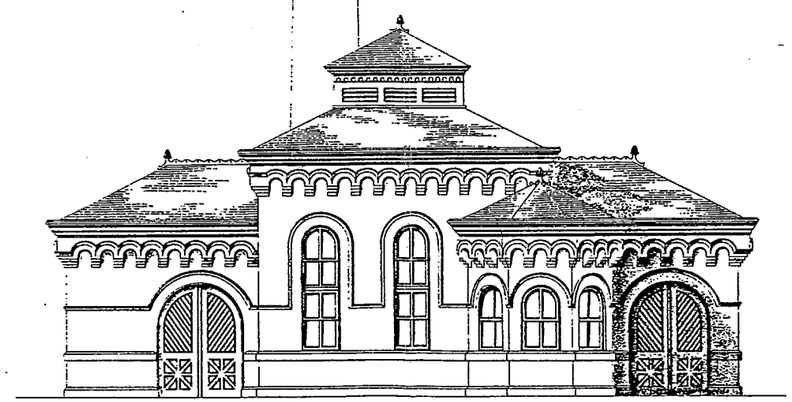
ELEVATION OF ROOF CORNICE.



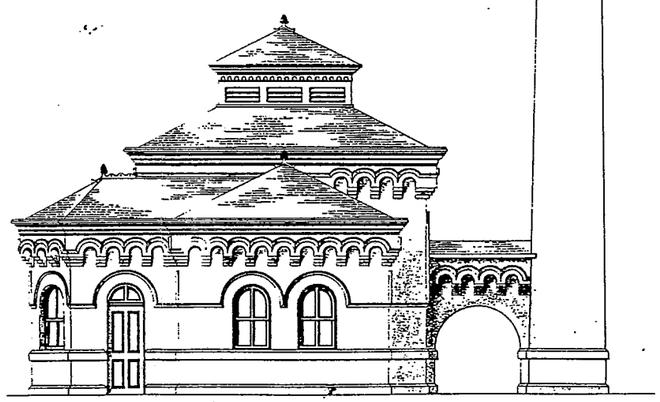
SECTION THROUGH CORNICE.



END ELEVATION.



FRONT ELEVATION.



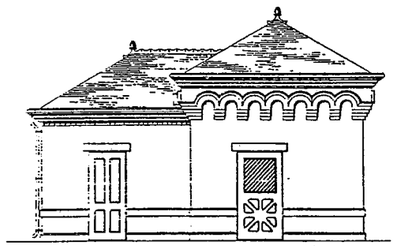
END ELEVATION.

SEWER DETAILS.

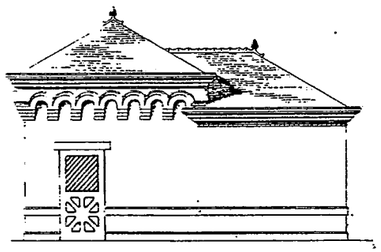
DETAILS OF SCREEN HOUSE AT STORAGE RESERVOIR.

PLATE XII.

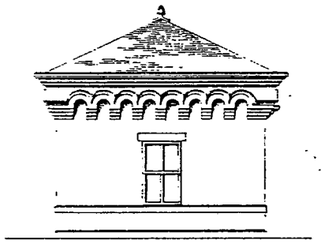
For explanations of colors see Plate IX.



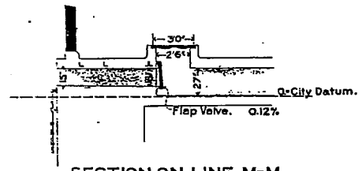
FRONT ELEVATION



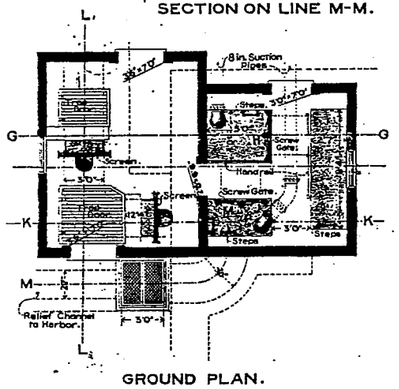
REAR ELEVATION.



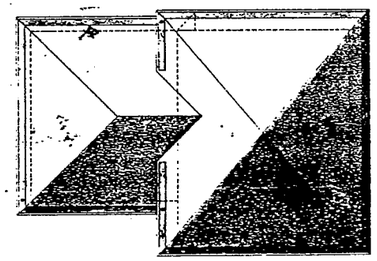
END ELEVATION.



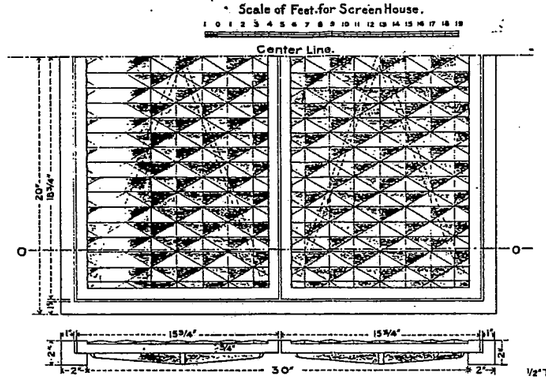
SECTION ON LINE M-M.



GROUND PLAN.

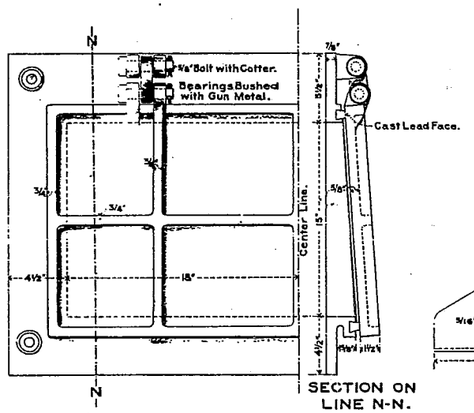


ROOF PLAN



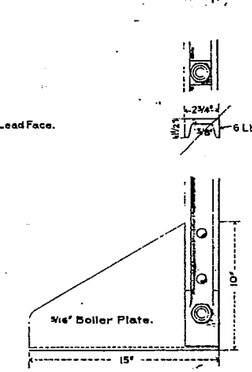
SECTION ON LINE O-O.

COVER FOR MANHOLE OVER TIDE GATE ON OVERFLOW.



SECTION ON LINE N-N.

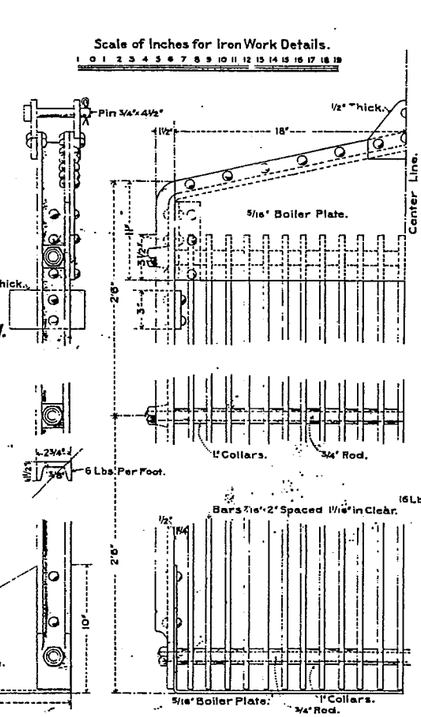
DETAIL OF TIDE GATE ON OVERFLOW.

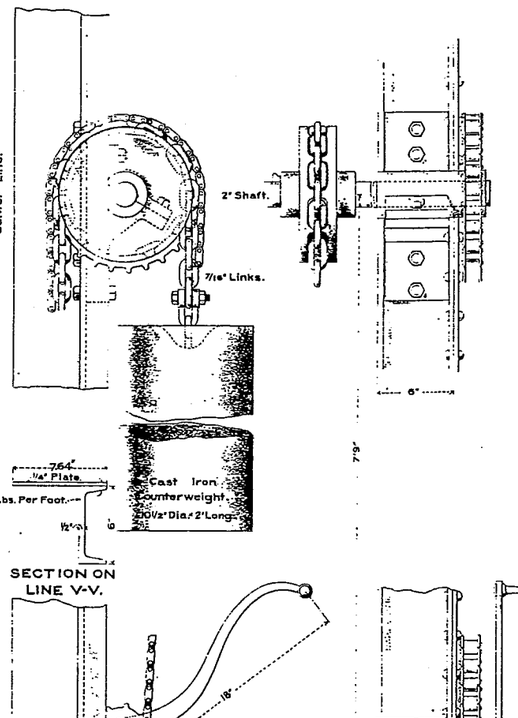


SIDE.

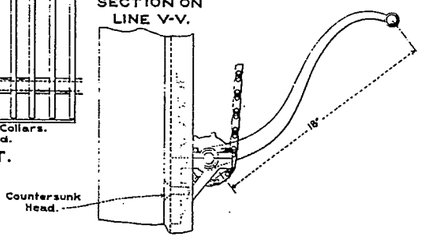
FRONT.

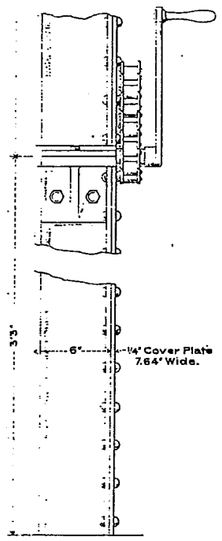
ELEVATIONS OF SCREEN.

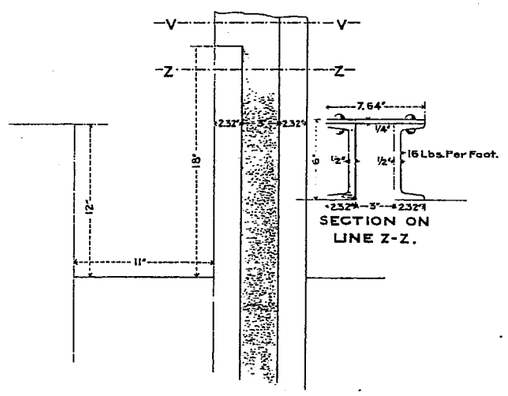




SECTION ON LINE V-V.

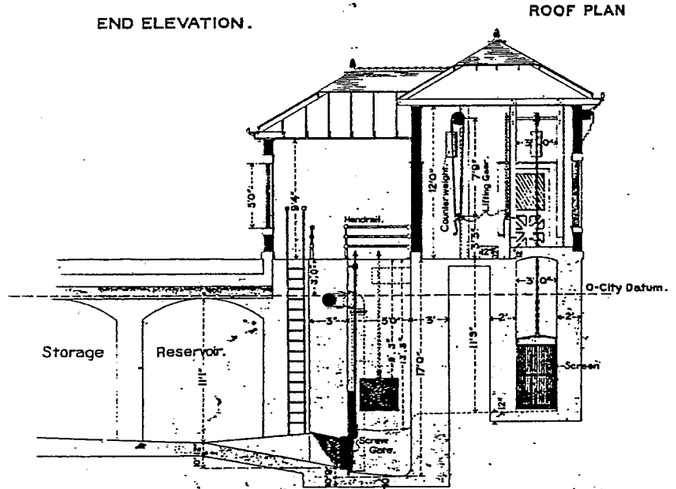




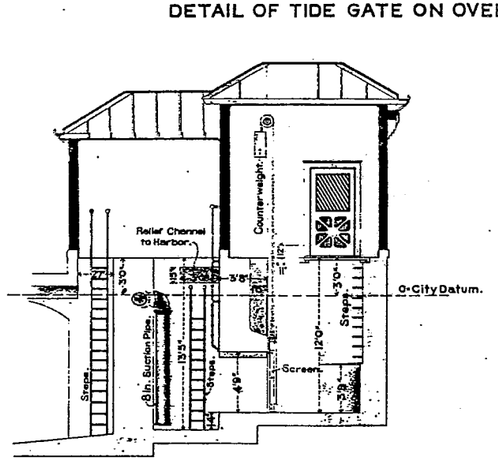


SECTION ON LINE Z-Z.

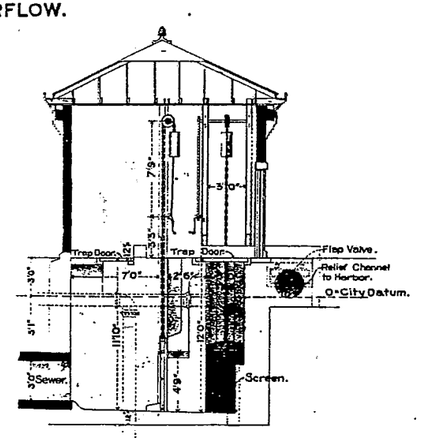
SCREEN HOISTING MECHANISM.



SECTION ON LINE G-G.



SECTION ON LINE K-K.



SECTION ON LINE L-L.

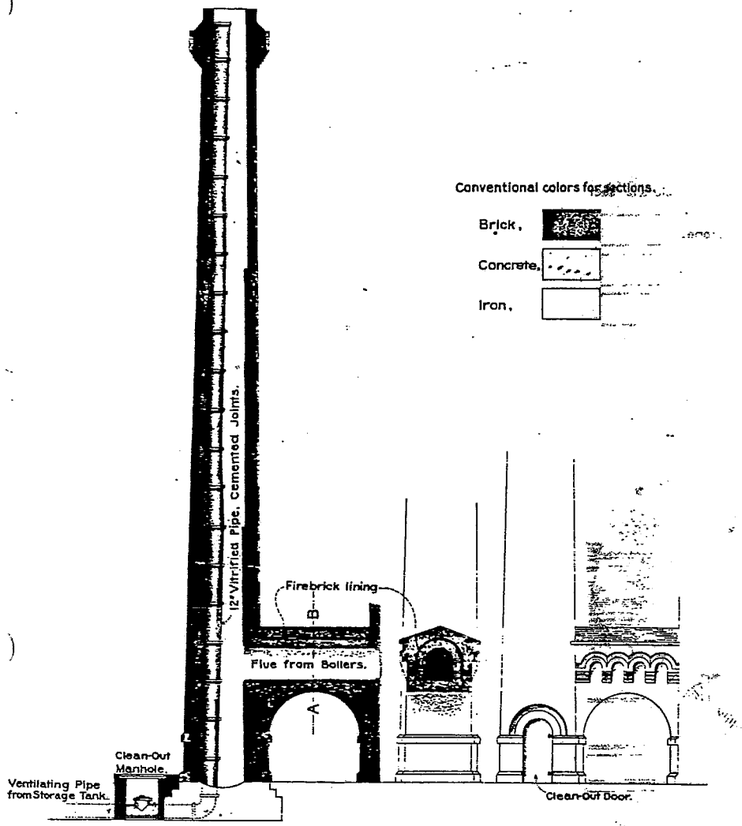
SEWER DETAILS.

DETAILS OF PUMPING STATION.

Scale of Feet.
4 3 2 1 0 2 4 6 8 10 12 14 16

Conventional colors for sections.

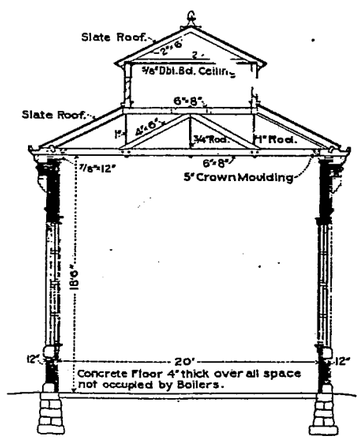
Brick,
Concrete,
Iron,



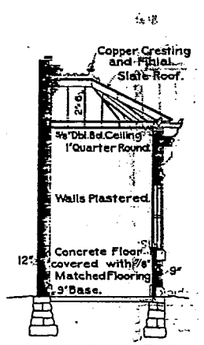
SECTIONAL ELEVATION OF CHIMNEY.

SECTION ON LINE A-B.

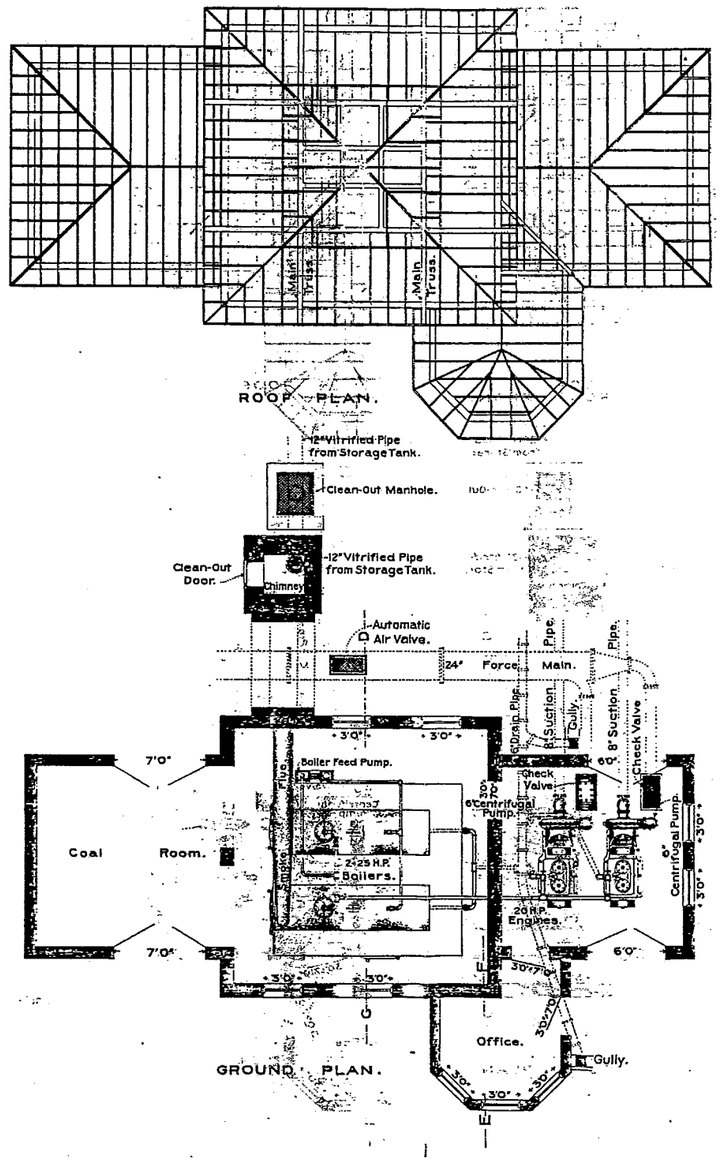
ELEVATION OF FLUE ARCH AND BASE OF CHIMNEY.



SECTION ON LINE C-D.

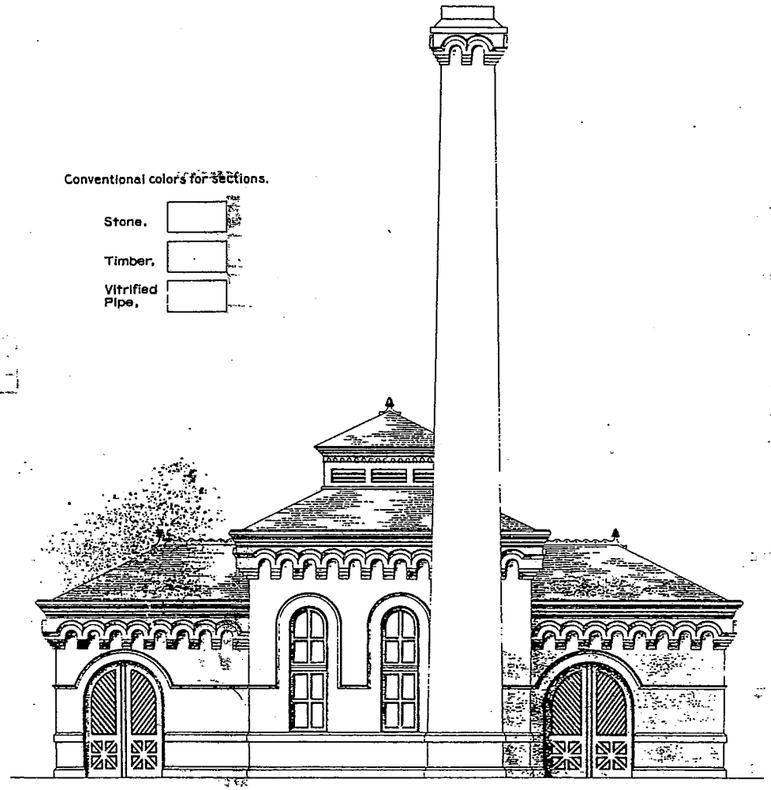


SECTION ON LINE E-F.

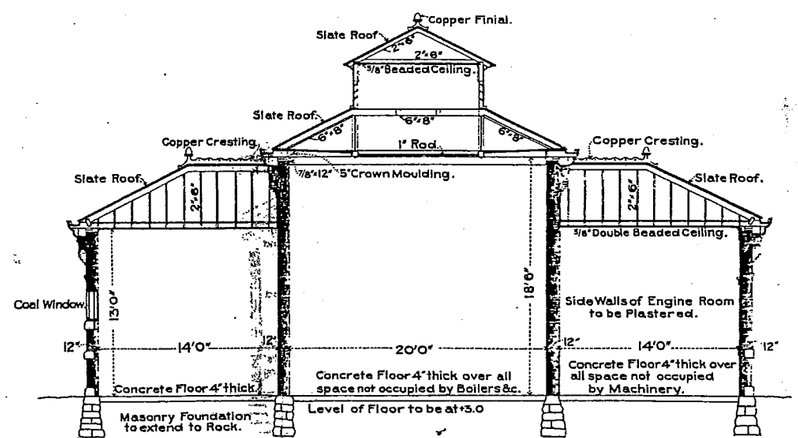


Conventional colors for sections.

Stone,
Timber,
Vitrified Pipe,



REAR ELEVATION.

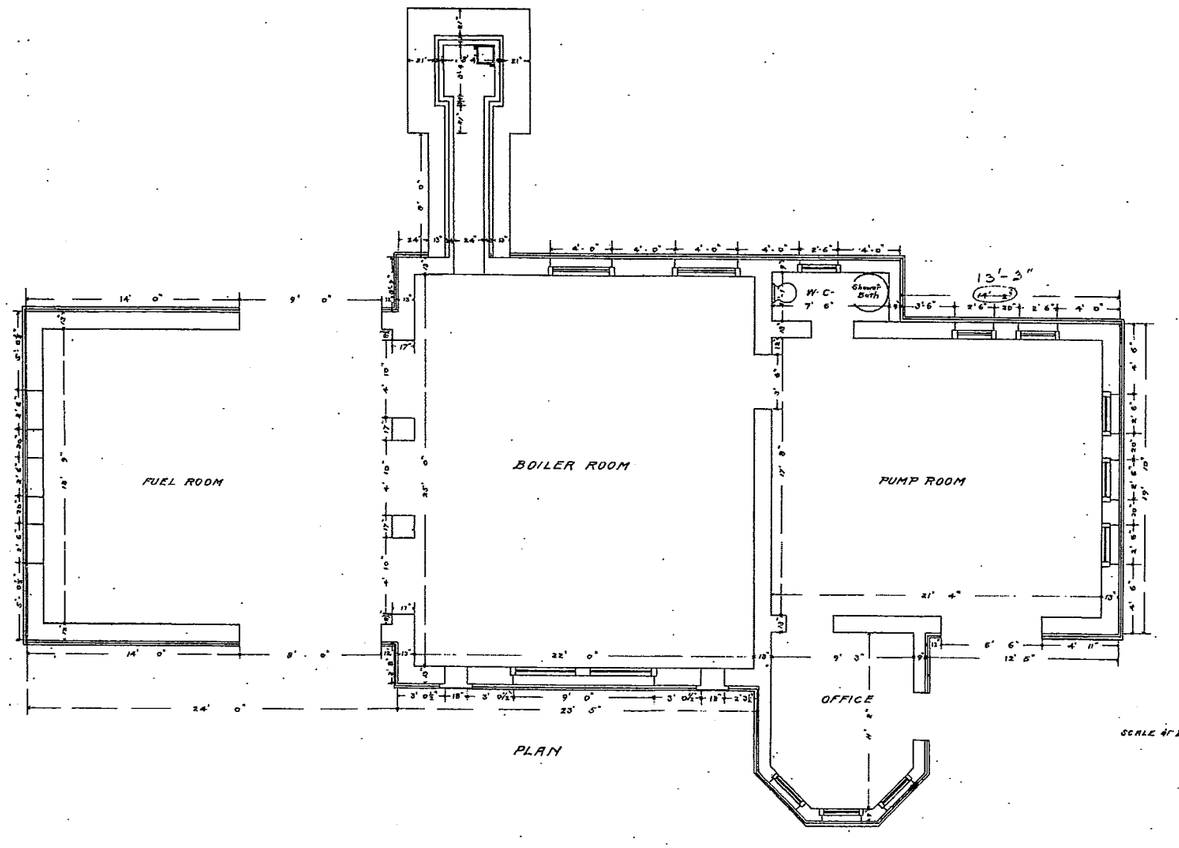


LONGITUDINAL SECTION.

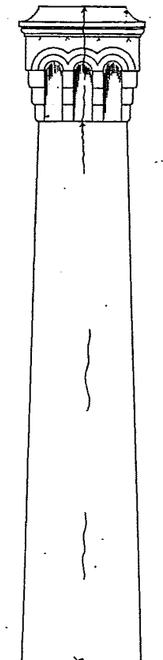
APPENDIX F

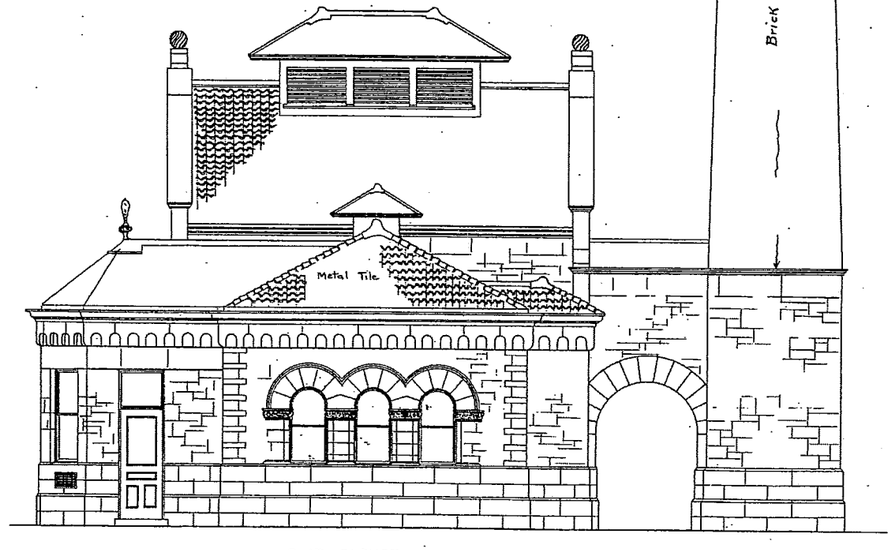
Historic Hawaii Foundation
Compiled Drawing From State Archives

FRONT ELEVATION



PLAN





END ELEVATION

SCALE OF DRAWINGS: 4'-0" TO 1".

HONOLULU SEWERAGE
Traced from
SKETCH OF PUMPING STATION
O. G. TRAPHAGEN, ARCHITECT.
HONOLULU - H. I.

APPENDIX G

Mixed-Use Zoning Classifications

(1) To provide a subdistrict whereby a variety of residential and commercial uses may coexist compatibly within the same area. The emphasis within this zone shall be to develop a mixed-use multi-storied area which will provide housing, jobs, and other employment opportunities. In addition, the area will support a variety of appropriate community facilities for residents and workers;

(2) To create a truly vibrant living and working environment by regulating the density and bulk of buildings in relation to the land around them and to one another, by requiring the provision of open space and encouraging the development of job opportunities;

(3) To provide freedom of architectural design, in order to encourage the development of more attractive and economic building forms; and

(4) To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of residential and commercial development, to protect the character of the district and its peculiar suitability for particular uses, and to conserve the value of land and buildings.

[Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp NOV 0 3 2005] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)]

§15-23-32 MUZ zone: use rules. Within the mixed-use zone (MUZ), the following uses and structures shall be permitted:

(1) Commercial uses:

(A) Shopping center complexes;

(B) Food markets, stores, delicatessens, bakeries;

(C) Drug stores;
(D) Liquor stores;
(E) General merchandise;
(F) Apparel and accessories;
(G) Eating or drinking establishments;
(H) Hardware stores;
(I) Furniture, home furnishing, and equipment;
(J) Stationery stores;
(K) Variety stores;
(L) Personal service establishments, including: barber shops, beauty shops, shoe repair shops, dry cleaning, dyeing, laundry, pressing, dressmaking, tailoring, and garment repair shops;
(M) Business, vocational, and language schools;
(N) Banks and financial institutions, insurance, and real estate offices;
(O) Greenhouses and plant nurseries;
(P) Private clubs, lodges, social centers, eleemosynary establishments, and athletic clubs;
(Q) Theaters, museums, art galleries, libraries, historical sites;
(R) Repair services for radio, television, bicycles, business machines and household appliances, other than those with internal combustion engines;
(S) Commercial condominiums;
(T) Commercial entertainment and recreation facilities (indoor and outdoor);
(U) Radio and television studios and other communication uses, excluding towers;
(V) Medical and health services;
(W) Legal, engineering, accounting, and other professional services;
(X) Offices, professional clinics, studios, medical and research laboratories;
(Y) Retail establishments, including incidental manufacturing of goods for sale only at retail on the premises;

(Z) Motor vehicle and vehicle accessory establishments (sales, rentals, and service);
(AA) Miscellaneous retail trade store;
(BB) Miscellaneous business services, including: watch, clock, and jewelry repair; typewriter repair; armature rewinding; general fix-it shop; advertising firm; employment agency; services to dwellings (window cleaning, insect exterminating); and management areas;
(CC) Governmental services administrative;
(DD) Military recruiting stations;
(EE) Outdoor private land recreation (operated for profit);
(FF) Travel agencies;
(GG) Parking garages (enclosed);
(HH) Laundry, laundry and cleaning service, (includes self-service laundry);
(II) Radio/TV broadcasting, excluding towers;
(JJ) Motion picture recording and sound studios;
(KK) Miscellaneous business services, including duplicating, blueprinting, linen supply, services to dwellings, typewriter repair, armature rewinding, and general fix-it shop; and
(LL) Personal services establishments, including: shoe repair shops, dry cleaning, dyeing, pressing, dressmaking, tailoring, and garment repair shops.

(2) Residential uses: Multi-family dwellings, including apartments, assisted living facilities, public housing, condominiums, dormitories, rooming houses, townhouses, townhouse condominium and model units.
(3) Community service uses:
(A) Nursing clinics and convalescent homes, and nursing facilities, assisted living

administration, or ancillary assisted living amenities for the elderly and people with disabilities;

(B) Child care, day care, and senior citizen centers;

(C) Nursery schools and kindergartens;

(D) Churches;

(E) Charitable institutions and nonprofit organizations;

(F) Public uses, including: public safety facilities; post offices; hospitals; miscellaneous health and medical facilities; educational institutions; cultural centers/ libraries; religious institutions; public school/park complexes; outdoor public land recreation; indoor public recreation; personal development centers; and utility substations, provided that utility substations other than individual transformers shall be surrounded by a wall, solid except for entrances and exits, or by a fence with a screening hedge six feet in height; provided also that transformer vaults for underground utilities and like uses shall require only a landscape screening hedge, solid except for access opening; and

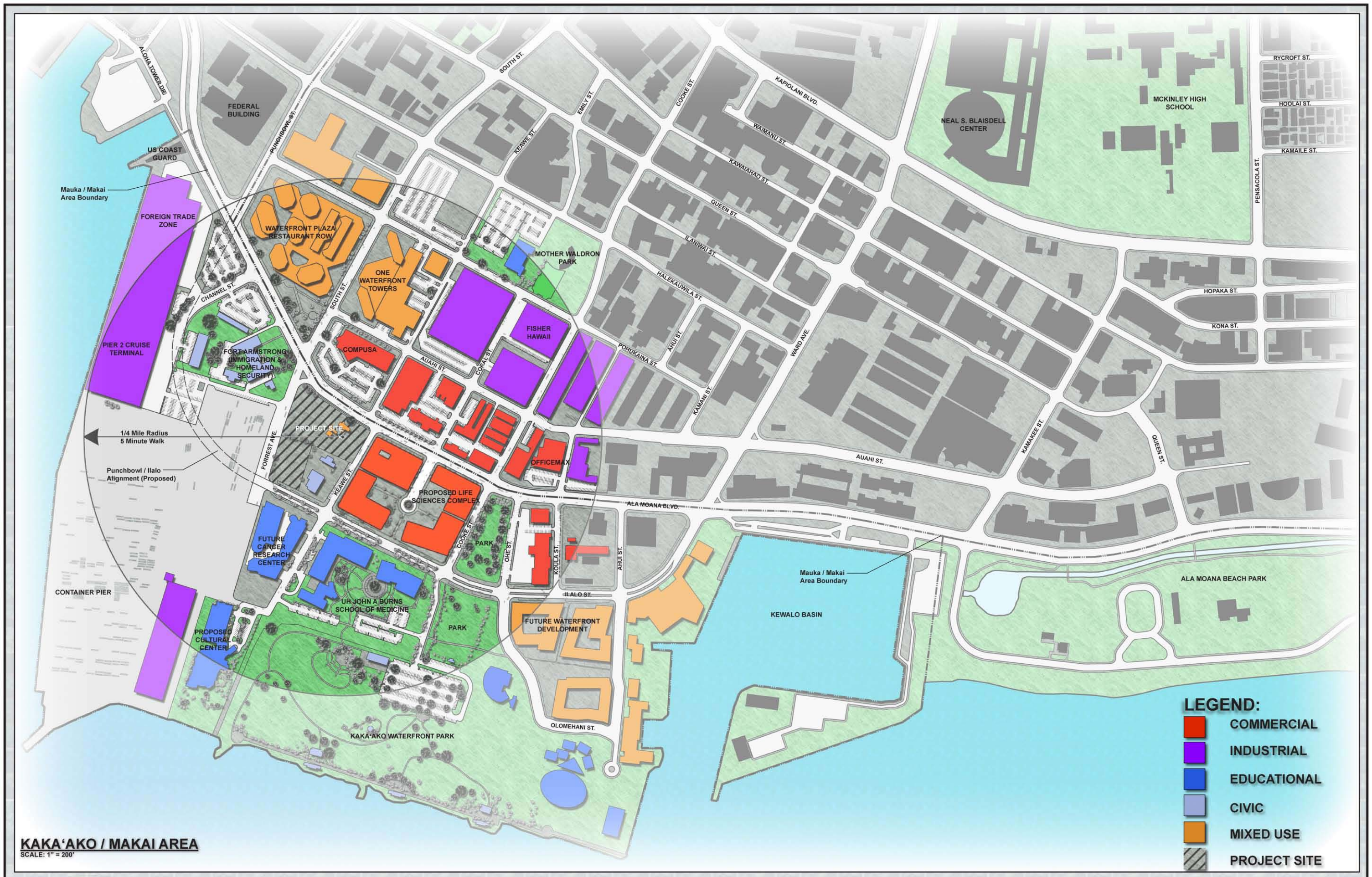
(G) Consulates.

(4) Uses and structures which are customarily accessory and clearly incidental and subordinate to the principal uses and structures. [Eff 2/24/90; am and comp 10/10/98; comp 2/2/02; comp 12/9/02; am and comp NOV 03 2005] (Auth: HRS §§206E-4, 206E-5, 206E-7) (Imp: HRS §§206E-4, 206E-5, 206E-7)

§15-23-33 WC zone: purpose and intent. The waterfront commercial zone (WC) established by this

APPENDIX H

Community Workshop Diagrams



KAKA'AKO / MAKAI AREA
SCALE: 1" = 200'

ALA MOANA PUMPING STATION

(KAKA'AKO PUMP STATION)
240 KEAWE STREET, HONOLULU, HAWAII
10.05.05

KAKAAKO

CLIFFORD PLANNING LLC
Community Planners Designers & Architects
841 Bishop Street, Suite 301 • Honolulu, Hawaii 96813 • Tel: (808) 537-1200

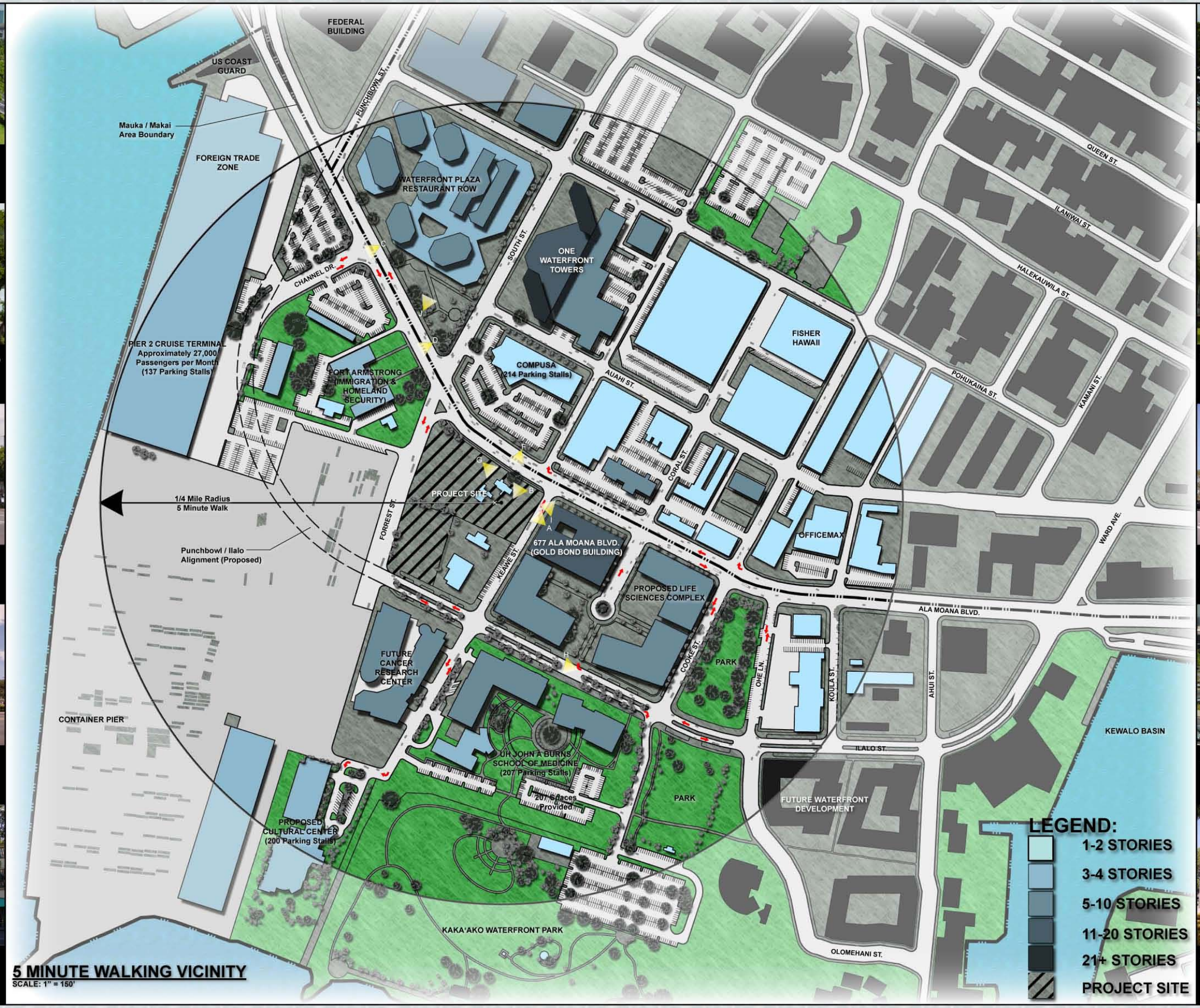
A: Aerial from 677 Ala Moana Blvd. of Kaka'ako Pump Station.

B: Left / Front Perspective of Kaka'ako Pump Station.

C: Pier 2 Cruise Terminal & Foreign Trade Zone.

D: Fort Armstrong (Immigration and Homeland Security).

E: Aloha Tower.



5 MINUTE WALKING VICINITY
SCALE: 1" = 150'

F: Front Elevation of Kaka'ako Pump Station.

G: Right / Front Perspective of Kaka'ako Pump Station.

H: UH - John A. Burns School of Medicine.

I: CompUSA.

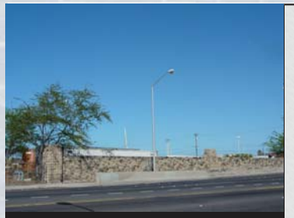
J: Waterfront Tower (Restaurant Row).

KAKA'AKO

ALA MOANA PUMPING STATION

(KAKA'AKO PUMP STATION)
240 KEAWE STREET, HONOLULU, HAWAII
10.05.05

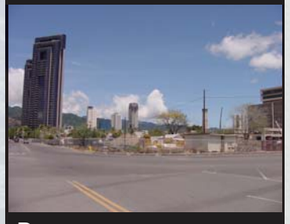
CLIFFORD PLANNING LLC
Community Planners Designers & Architects



A: Historic Coral Wall.

B: View from Ilalo St. and Keawe St.

C: View from Ilalo St.



D: View from Ilalo St. and Forrest St.

E: View from Forrest St.

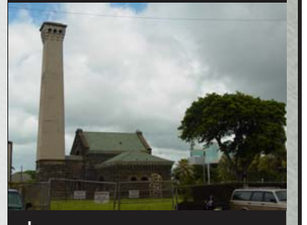
PROJECT SITE PLAN
SCALE: 1/32" = 1'-0"

F: Historic Coral Wall.

G: View from Ala Moana Blvd. and Forrest St.

H: View from Ala Moana Blvd.

I: View from Ala Moana Blvd. and Keawe St.



J: View from Keawe St.

KAKAAKO

ALA MOANA PUMPING STATION

(KAKA'AKO PUMP STATION)
240 KEAWE STREET, HONOLULU, HAWAII
10.05.05

CLIFFORD PLANNING LLC
Community Planners Designers & Architects
841 Bishop Street, Suite 301 • Honolulu, Hawaii 96813 • Tel: (808) 537-1200

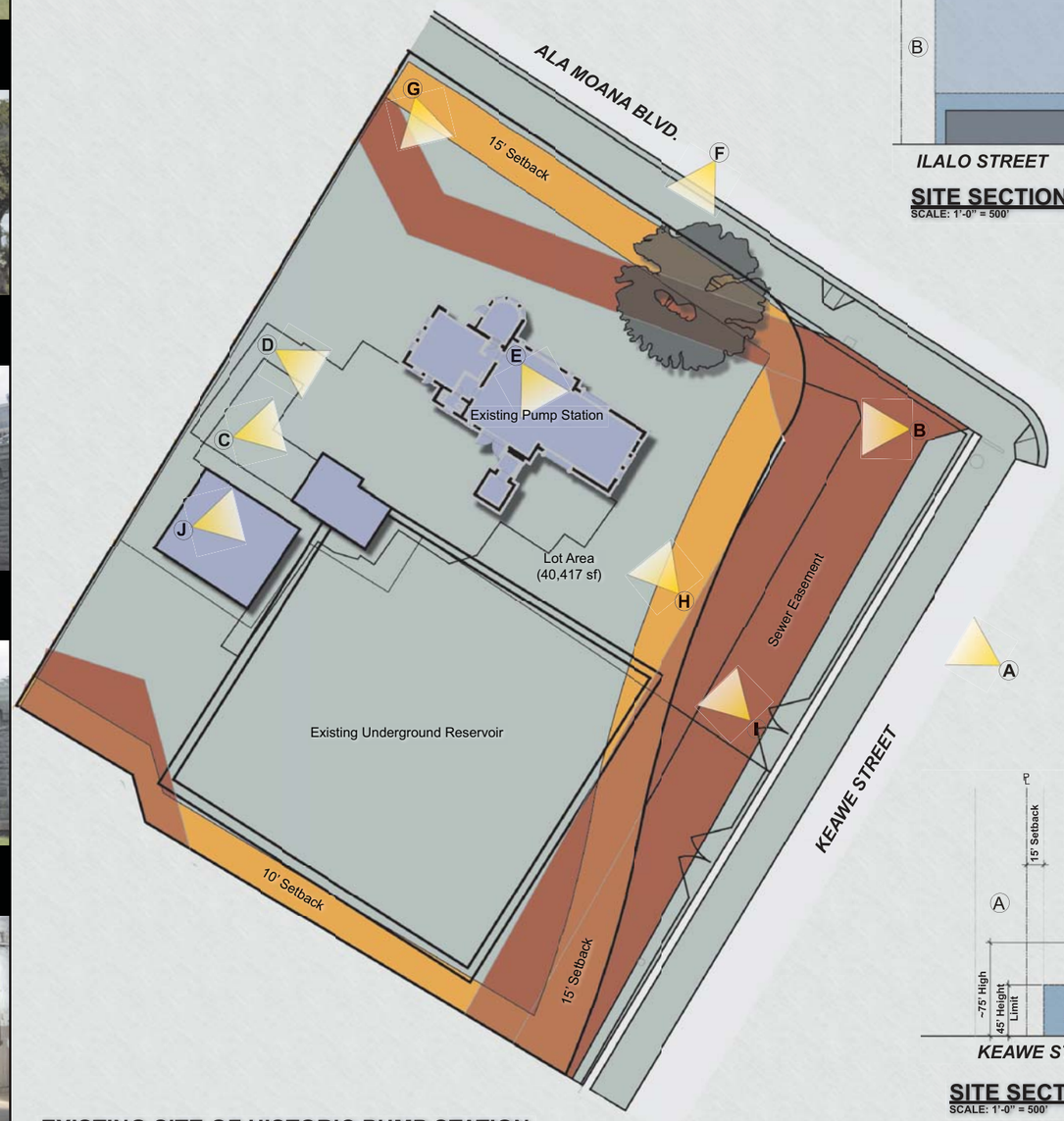
A: Aerial view from 677 Ala Moana Blvd.

B: Left / Front Perspective.

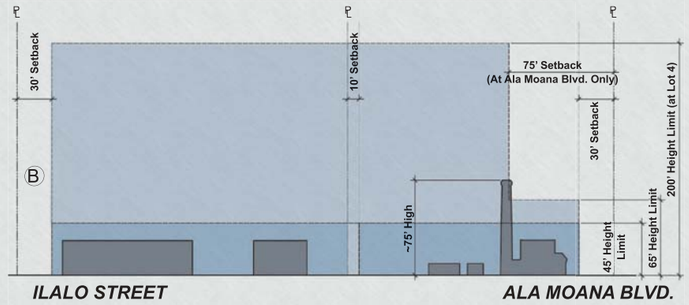
C: Rear Perspective.

D: Rear Yard Perspective.

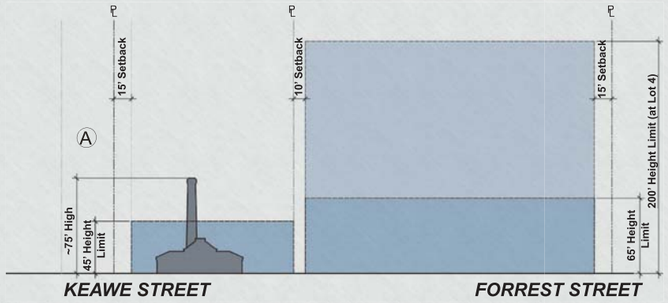
E: Interior of Kaka'ako Pump Station.



EXISTING SITE OF HISTORIC PUMP STATION
SCALE: 1/2" = 1'-0"



SITE SECTION AT STREET
SCALE: 1'-0" = 500'



SITE SECTION AT ALA MOANA BOULEVARD
SCALE: 1'-0" = 500'

F: Front Elevation.

G: Right / Front Perspective.

H: Side Yard Perspective.

I: Side Silhouette of Kaka'ako Pump Station.

J: Interior of Rear Pump Building.

KAKA'AKO

ALA MOANA PUMPING STATION

(KAKA'AKO PUMP STATION)
240 KEAWE STREET, HONOLULU, HAWAII
10.05.05

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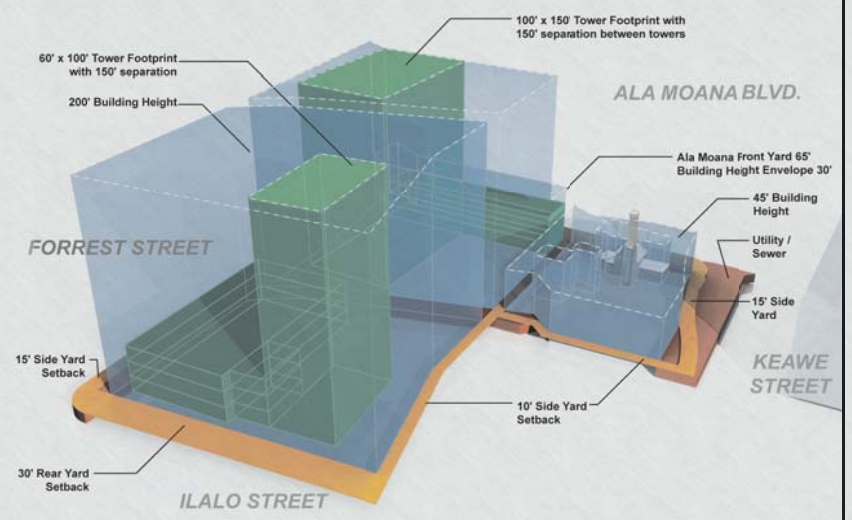
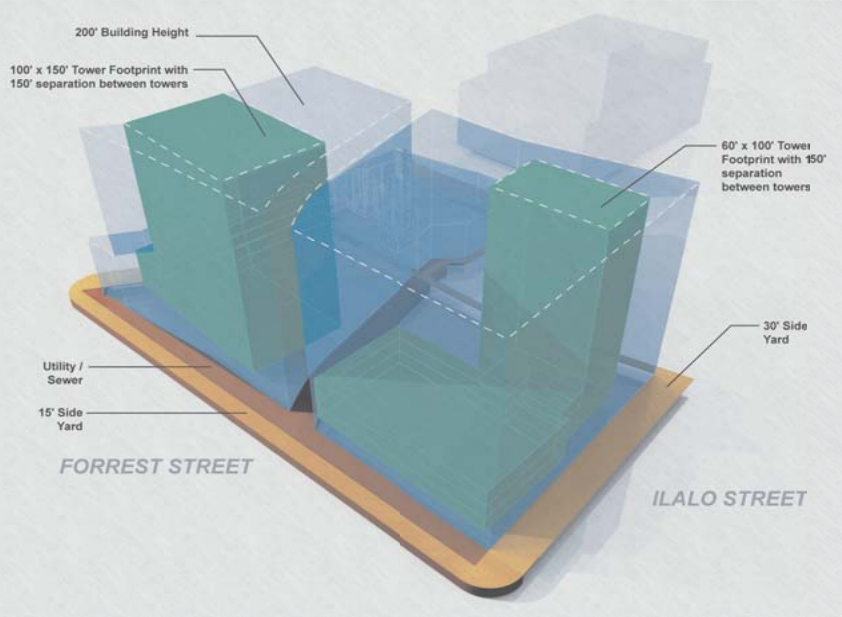
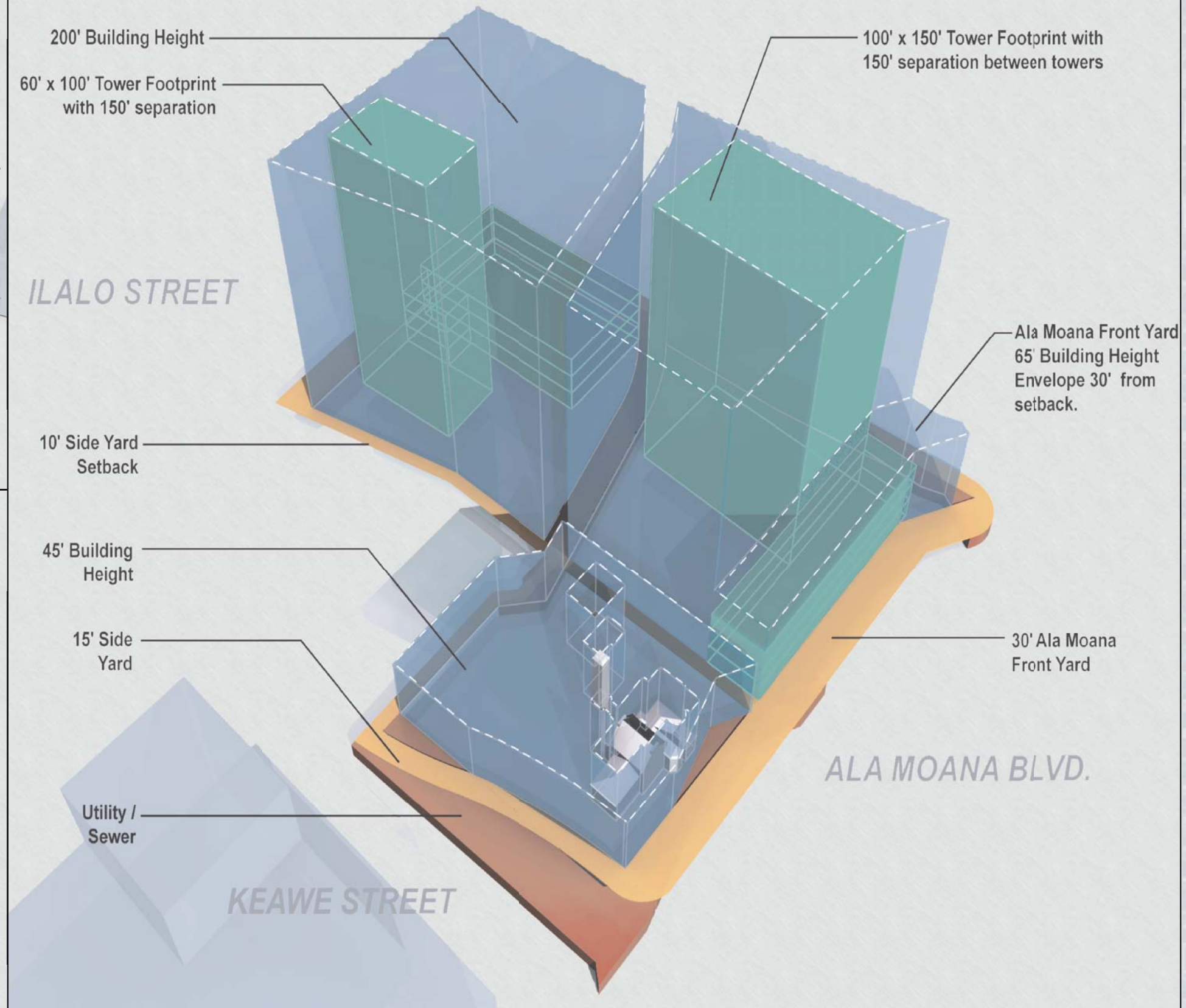




BUIDLING ENVELOPE
NOT TO SCALE



KAKAʻAKO

ALA MOANA PUMPING STATION

(KAKAʻAKO PUMP STATION)
240 KEAWE STREET, HONOLULU, HAWAII
11.05.05

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APPENDIX J

Information On Ceded Lands

RE: Ceded Lands

As provided in Section 5(f) of The Admission Act and reiterated in HRS 171-18:

> "...all proceeds and income form the sale, lease, or other disposition of lands...shall be held as a public trust for...":
>
> 1. The support of the public schools and other public educational institutions,
> 2. The betterment of the conditions of native Hawaiians as defined in the Hawaiian Homes Commission Act, 1930, as amended, (Note: I couldn't find definitions--more setting up Hawaiian Homes lease, loans, etc.)
> 3. The development of farm and home ownership,
> 4. The making of public improvments, and
> 5. The provision of lands for public use.

Under HRS 10-13.5:

> "Twenty percent of all revenue derived from the public land trust shall be expended by the office for the betterment of the conditions of native Hawaiians."

DLNR's Land Management has adopted the following policy on the leasing of ceded lands for non-profit/eleeomosynary groups: Lessee to pay lease rent based on 20% of fair market rent. Thusfar, one lease to Hawaii Foodbank, Inc., a Hawaii non-profit corporation, has been executed, dated December 29, 1992, utilizing this policy. Another lease is pending to the Roman Catholic Church on the Big Island.

Although Land Managment has adopted this policy, there is nothing in writing.

Attach.: Excerpt from The Admission Act, Section 5(f)
Excerpt from HRS 171-18
Excerpt from HRS 10-13.5

Revision Note

Only the paragraph amended is compiled in this Supplement.

§10-12 Assistant; staff. The administrator may employ and retain such officers and employees as may be necessary to carry out the functions of the office. Such officers and employees may be hired without regard to chapters 76 and 77, and shall serve at the pleasure of the administrator. Officers and employees of the office of Hawaiian affairs shall be included in any benefit program generally applicable to officers and employees of the State. [L 1979, c 196, pt of §2; am L 1990, c 231, §1]

Cross References

Employment of attorneys, see §103-3.

§10-13 Appropriations; accounts; reports. *[Amendment retroactive to June 16, 1980.]* (a) Moneys appropriated by the legislature for the office shall be payable by the director of finance, upon vouchers approved by the board, or by any officer elected or appointed by the board and authorized by the board to approve the vouchers on behalf of the board. All moneys received by or on behalf of the board shall be deposited with the director of finance and kept separate from moneys in the state treasury; except that any moneys received from the federal government or from private contributions shall be deposited and accounted for in accordance with conditions established by the agencies or persons from whom the moneys are received; and except that with the concurrence of the director of finance, moneys received from the federal government for research, training, and other related purposes of a transitory nature, and moneys in trust or revolving funds administered by the office, shall be deposited in depositories other than the state treasury and shall be reported on to the state comptroller under section 40-81, and rules prescribed thereunder.

(b) Income derived from the sale of goods or services and all moneys received by the office equivalent to that pro rata portion of the revenue derived from the public land trust described in section 10-2, shall be credited to special or other funds; provided that upon the recommendation of the office, the comptroller shall establish such other separate accounts or special funds for other designated revenues as may be directed by the board or its authorized representative. [L 1979, c 196, pt of §2; am L 1981, c 37, §2; am L 1990, c 304, §6]

§10-13.5 Use of public land trust proceeds. *[Amendment retroactive to June 16, 1980.]* Twenty per cent of all revenue derived from the public land trust shall be expended by the office for the betterment of the conditions of native Hawaiians. [L 1980, c 273, §1; am L 1990, c 304, §7]

Case Notes

Section contained no judicially discoverable or manageable standards that could be employed to resolve OHA's claims to twenty per cent of revenues. 69 H. 154, 737 P.2d 446.

[§10-13.6] Public land trust conveyed for the development of housing projects. (a) This section applies to the revenue derived from any land of the public land trust which is conveyed by the department of land and natural resources to the housing finance and development corporation for the development of housing projects as defined under section 201E-2. The amount due to the office shall be

study by the public. [L 1962, c 32, pt of §2; am L 1963, c 135, §§1, 2, 3; am L 1965, c 239, §10; Supp, §103A-17; HRS §171-17; am L 1976, c 147, §1; am imp L 1984, c 90, §1; am L 1985, c 116, §1]

Revision Note

In subsection (d), "May 28, 1985" substituted for "the enactment of this bill into law".

Case Notes

Decisions under prior law.
Payment. 25 H. 406.

§171-18 Public land trust. All funds derived from the sale or lease or other disposition of public lands shall be appropriated by the laws of the State; provided that all proceeds and income from the sale, lease, or other disposition of lands ceded to the United States by the Republic of Hawaii under the joint resolution of annexation, approved July 7, 1898 (30 Stat. 750), or acquired in exchange for lands so ceded, and returned to the State of Hawaii by virtue of section 5(b) of the Act of March 18, 1959 (73 Stat. 6), and all proceeds and income from the sale, lease or other disposition of lands retained by the United States under sections 5(c) and 5(d) of the Act and later conveyed to the State under section 5(e) shall be held as a public trust for the support of the public schools and other public educational institutions, for the betterment of the conditions of native Hawaiians as defined in the Hawaiian Homes Commission Act, 1920, as amended, for the development of farm and home ownership on as widespread a basis as possible, for the making of public improvements, and for the provision of lands for public use. [L 1962, c 32, pt of §2; Supp, 103A-18; HRS §171-18]

Cross References

Act of March 18, 1959 is the Hawaii Admission Act, see volume 1.

Law Journals and Reviews

Hawaii's Ceded Lands, Comment, 3 UH L. REV. 101.

Case Notes

Former similar law cited: 40 H. 675, 686.

§171-19 Special land and development fund. (a) There is created in the department of land and natural resources a special fund to be designated as the "special land and development fund". Subject to the provisions contained in the Hawaiian Homes Commission Act of 1920, as amended, and in section 5(f) of the Admission Act of 1959, all proceeds of sale of public lands, including interest on deferred payments, and all rents from leases, licenses, and permits derived from public lands shall be set apart in the fund and shall be used only as authorized by the legislature, except that, without such prior legislative authority, the board of land and natural resources may use the fund for the following purposes:

(1) To reimburse the general fund of the State for advancements heretofore or hereafter made therefrom, which are required to be reimbursed from the proceeds of sales, leases, licenses, or permits derived from public lands;

the United States pursuant to subsections (c) and (d) of this section shall report to the President the facts regarding its continued need for such land or property, and if the President determines that the land or property is no longer needed by the United States it shall be conveyed to the State of Hawaii.

(f) The lands granted to the State of Hawaii by subsection (b) of this section and public lands retained by the United States under subsections (c) and (d) and later conveyed to the State under subsection (e), together with the proceeds from the sale or other disposition of any such lands and the income therefrom, shall be held by said State as a public trust for the support of the public schools and other public educational institutions, for the betterment of the conditions of native Hawaiians, as defined in the Hawaiian Homes Commission Act, 1920, as amended, for the development of farm and home ownership on as widespread a basis as possible for the making of public improvements, and for the provision of lands for public use. Such lands, proceeds, and income shall be managed and disposed of for one or more of the foregoing purposes in such manner as the constitution and laws of said State may provide, and their use for any other object shall constitute a breach of trust for which suit may be brought by the United States. The schools and other educational institutions supported, in whole or in part out of such public trust shall forever remain under the exclusive control of said State; and no part of the proceeds or income from the lands granted under this Act shall be used for the support of any sectarian or denominational school, college, or university.

(g) As used in this Act, the term "lands and other properties" includes public lands and other public property, and the term "public lands and other public property" means, and is limited to, the lands and properties that were ceded to the United States by the Republic of Hawaii under the joint resolution of annexation approved July 7, 1898 (30 Stat. 750), or that have been acquired in exchange for lands or properties so ceded.

(h) All laws of the United States reserving to the United States the free use or enjoyment of property which vests in or is conveyed to the State of Hawaii or its political subdivisions pursuant to subsection (a), (b), or (e) of this section or reserving the right to alter, amend, or repeal laws relating thereto shall cease to be effective upon the admission of the State of Hawaii into the Union.

(i) The Submerged Lands Act of 1953 (Public Law 31, Eighty-third Congress, first session; 67 Stat. 29) and the Outer Continental Shelf Lands Act of 1953 (Public Law 212, Eighty-third Congress, first session, 67 Stat. 462) shall be applicable to the State of Hawaii, and the said State shall have the same rights as do existing States thereunder.

Revised conveyance procedures. Act of December 23, 1963, Pub L 88-233, 77 Stat 472, provides: That (a)(i) whenever after August 21, 1964, any of the public lands and other public property as defined in section 5(g) of Public Law 86-3 (73 Stat. 4, 6), or any lands acquired by the Territory of Hawaii and its subdivisions, which are the property of the United States pursuant to section 5(c) or become the property of the United States pursuant to section 5(d) of Public Law 86-3, except the lands administered pursuant to the Act of August 25, 1916 (39 Stat. 535), as amended, and (ii) whenever any of the lands of the United States on Sand Island, including the reef lands in connection therewith, in the city and county of Honolulu, are determined to be surplus property by the Administrator of General Services (hereinafter referred to as the "Administrator") with the concurrence of the head of the department or agency exercising administration or control over such lands and property, they shall be conveyed to the State of Hawaii by the Administrator subject to the provisions of this Act.

(b) Such lands and property shall be conveyed without monetary consideration, but subject to such other terms and conditions as the Administrator may prescribe: Provided, That, as a condition precedent to the conveyance of such lands, the Administrator shall require payment by the State of Hawaii of the estimated fair market value, as determined by the Administrator, of any buildings, structures, and other improvements erected and made on such lands after they were set aside. In the

APPENDIX K

Follow-Up Comments

From: Deepak Neupane [deepak@hcdaweb.org]
Sent: Tuesday, April 04, 2006 9:54 AM
To: Janine S. Clifford
Subject: FW: Ala Moana Pump Station
Categories: Governmental Agency

FYI

From: Kiersten Faulkner [mailto:Kiersten@historichawaii.org]
Sent: Tuesday, April 04, 2006 9:28 AM
To: 'Lilinoe Lindsey'; 'Deepak Neupane'
Cc: Cheever, David
Subject: RE: Ala Moana Pump Station

Mr. Neupane,
Thank you for sending the executive summary of the proposed Policy and Development Strategy Plan for restoration and development of the Ala Moana Pump Station. As you know, Historic Hawaii Foundation has a long history with the building, including a commitment to its restoration and adaptive reuse. HHF is pleased with the proposed policy recommendations, especially the emphasis on highlighting the Pump Station itself, but also on compatible and complementary co-development of the adjacent parcel. The appropriate co-development should be a compatible complex of both open spaces and buildings with appropriate scale, mass, architecture and view corridors. The proposed policy statement captures this intent.

There is a missing element, however. While the Pump Station is listed on both the State and National Registers of Historic Places that will ensure appropriate rehabilitation, it lacks basic protection against demolition. David Cheever raised this issue in the community workshops and has advocated for a permanent conservation easement on the building. A deed restriction would institutionalize the current intention to preserve and rehabilitate the building. Historic Hawaii Foundation continues to believe that this is a necessary and prudent step that is consistent with the development goals and objectives. HHF recommends that the preservation easement be added to the policy and strategy statements.

The proposed development strategy has a strong public-outreach element, which HHF endorses. However, public process alone does not ensure that development proposals will respond to the development policy recommendations. The Request for Proposals and the contracts must all include the development policies and design intent statements. Design standards and guidelines based on these policies should be written into all leases and/or contracts. In this way, the documentation will be seamless and consistent over the lifetime of the project.

I am unable to attend the HCAD meeting tomorrow, but I would be happy to answer any questions or concerns you may have. I look forward to continuing our collaboration on this important project.

Best,
Kiersten Faulkner

Kiersten Faulkner
Executive Director
Historic Hawaii Foundation
680 Iwilei Road, Suite 690
Honolulu, HI 96817
808-523-2900 (phone)
808-523-0800 (fax)
Kiersten@historichawaii.org

Janine S. Clifford

From: Deepak Neupane
Sent: Monday, April 24, 2006 1:53 PM
To: Janine S. Clifford
Subject: FW: Comment on Ala Moana Pump Station Policy Study

From: Kiersten Faulkner

To: contact@HCDAweb.org

Sent: Monday, April 24, 2006 9:13 AM

Subject: Comment on Ala Moana Pump Station Policy Study

Thank you for the opportunity to comment on the second draft of the Historical Ala Moana Pump Station Policy Study, issued April 18, 2006. Historic Hawaii Foundation's comments are in the attached letter. Please let me know if you need more information.

Sincerely,

Kiersten Faulkner

Kiersten Faulkner, AICP
Executive Director
Historic Hawai'i Foundation
680 Iwilei Road Suite 690
Honolulu, HI 96817
808-523-2900 (tel)
808-523-0800 (fax)
Kiersten@historichawaii.org
www.historichawaii.org

°

°

Historic Hawai'i Foundation

Deepak Neupane, PE, AR
Project Manager
Hawaii Community Development Authority
677 Ala Moana Boulevard, Site 1001
Honolulu, HI 96813

April 24, 2006

RE: HISTORIC ALA MOANA PUMP STATION POLICY STUDY

Dear Mr. Neupane:

Thank you for the opportunity to comment on the proposed Policy and Development Strategy Plan for restoration and development of the Ala Moana Pump Station (second draft issued April 18, 2006).

As you know, Historic Hawai'i Foundation (HHF) has a long history with the building, including a commitment to its restoration and adaptive reuse. HHF is pleased with the proposed development policies, especially the emphasis on restoring and reusing the Pump Station itself, but also on compatible and complementary co-development of the adjacent parcels. The appropriate co-development should be a compatible complex of both open spaces and buildings with appropriate scale, mass, architecture and view corridors. The proposed policy statements capture this intent.

There is a missing element, however. While the Pump Station is listed on both the State and National Registers of Historic Places that will ensure appropriate rehabilitation, it lacks basic protection against demolition. HHF's Interim Executive Director David Cheever raised this issue in the November community workshop and has advocated for a permanent conservation easement on the building. A deed restriction would institutionalize the current intention to preserve and rehabilitate the building. Historic Hawai'i Foundation continues to believe that this is a necessary and prudent step that is consistent with the development goals and objectives. HHF recommends that the preservation easement be added to the policy and strategy statements.

The proposed development strategy has a strong public-outreach element, which HHF endorses. However, public process alone does not ensure that development proposals will respond to the development policy recommendations. The Request for Proposals and the contracts must all include the development policies and design intent statements. Design standards and guidelines based on these policies should be written into all leases and/or contracts. In this way, the documentation will be seamless and consistent over the lifetime of the project.

I would be happy to answer any questions or concerns you may have. I look forward to continuing our collaboration on this important project.

Very truly yours,

Kiersten Faulkner

Kiersten Faulkner
Executive Director

680 Iwilei Road, Suite 690, Honolulu, Hawai'i 96817 • Telephone (808) 523-2900 • Fax (808) 523-0800
E-mail hhfd@lava.net • website www.historichawaii.org

Janine S. Clifford

From: Deepak Neupane
Sent: Wednesday, May 3, 2006 4:54 PM
To: Janine S. Clifford
Subject: FW: Comments on the Pump Station Project

From: Nancy L. Hedlund, Ph.D. [mailto:nancylhedlund@yahoo.com]
Sent: Wednesday, May 03, 2006 4:44 PM
To: Daniel Dinell
Subject: Comments on the Pump Station Project

°

Comments on the Pump Station Project

Submitted by Nancy Hedlund

°

The study reported at the HCDA meeting was very interesting and°it was good that it was posted for further consideration on the website. I am very impressed with the thoroughness and vision of the analysis. I think it creates a wide range of things to contemplate about how this historic site should be restored.

°

My primary concern is that preservation of this "gateway" to Kaka'ako should be the primary goal of any work that is undertaken. I agree with the spirit of the study, which seemed to offer much respect for the esthetic aspects of the preservation (both inside and out). I think this particular project carries a high need for beauty and for "fit" with the land.

°

Where my views depart from the study are as follows. Despite the interesting ideas that are mentioned or implied, I believe the ideal preservation would place the pump station in a beautiful green space with no other buildings around it to detract from its visual° impact as a "gateway" symbol. I would hope that the full preservation of the building and restoration of the site could be funded at least in part by federal and other sources that fund historic preservation activities.

°

I note that another strength of the report is the richness of possibilities outlined for public participation and contribution to the development of plans for the pump station. This underscores the importance of engaging the public and assuring that decisions are not driven by economic imperatives alone.

I hope to stay involved in this conversation and look forward to how the proposed Advisory committee for HCDA might facilitate the decision-making to be made about our historic pump station.

Thank you.

Nancy Hedlund

Honolulu, Hawaii

946-9473

From: Deepak Neupane [deepak@hcdaweb.org]
Sent: Tuesday, May 09, 2006 7:25 AM
To: Janine S. Clifford
Subject: FW: Kakaako Pump Station

Categories: Governmental Agency

One more comment.

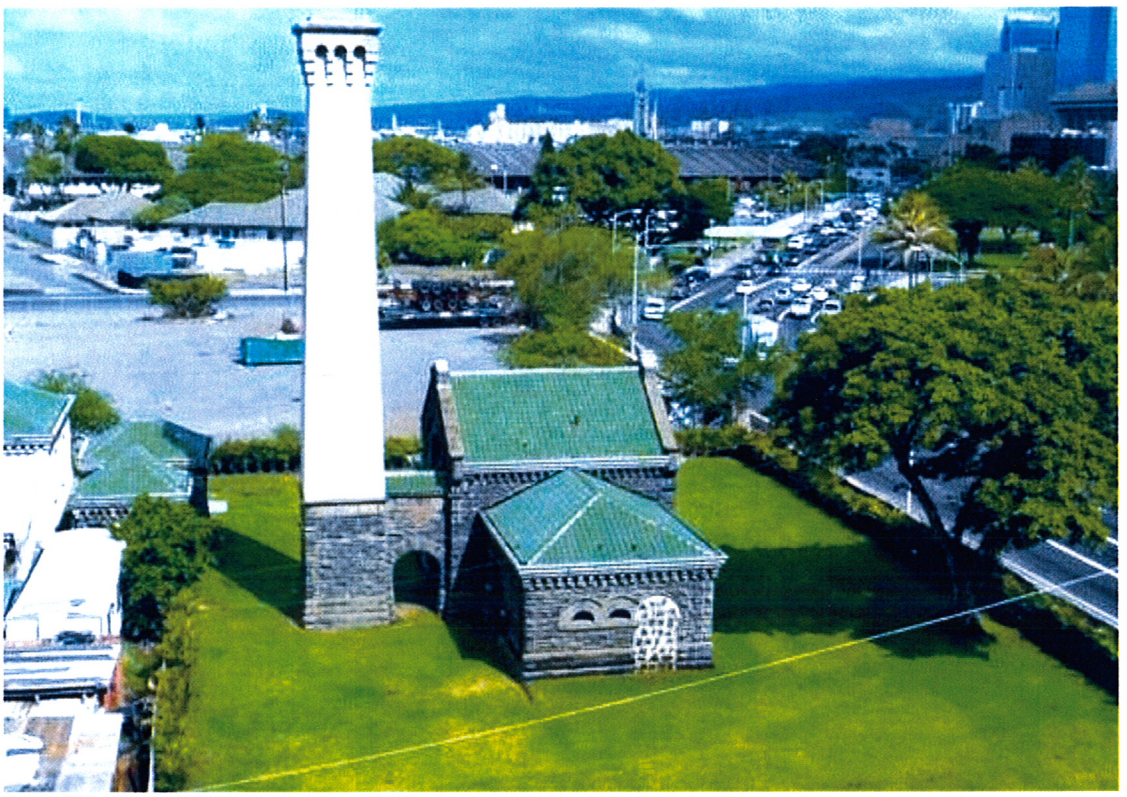
-----Original Message-----
From: HCDA [mailto:contact@hcdaweb.org]
Sent: Monday, May 08, 2006 3:26 AM
To: deepak neupane; Dan Dinell
Subject: Fw: Kakaako Pump Station

----- Original Message -----
From: "Friends of the Library of Hawaii" <friends@librarieshawaii.org>
To: <contact@hcdaweb.org>
Sent: Wednesday, May 03, 2006 2:49 PM
Subject: Kakaako Pump Station

> Dear Sirs:
>
> Thank you for the comprehensive review of the pump station property and
> surrounding area. Like so many others, I have wondered when something
might
> be done with the pump station. I would like to make the following
suggestion
> about the property:
>
> The pump station lots housing the three buildings and the property
> immediately around it should be considered separately from the Forrest
> Avenue acreage. This would allow for the most imaginative use of that
> property as a true gateway to the Kakaako Oceanfront. Tying it in with the
> entire parcel means that a developer will put the least amount of time,
> energy, and imagination necessary to satisfy basic requirements.
>
> To make this property truly spectacular, it needs to be "adopted" by a
group
> that will make it a viable, active area and will be able to pay a
> "reasonable revenue" to OHA. The state should work with this group by
> requiring a minimal rent, making tax incentives available, and taking care
> of the environmental remediation necessary.
>
> The pump station is an historic landmark that should become the gateway to
> all the new and exciting development that will redefine the entire Kakaako
> area.
>
> Making that site into a permanent home for the Friends of the Library of
> Hawaii would be a perfect match for the property and would be a wonderful
> magnet for all those who support our public libraries.
>
> Aloha,
>
> Byrde Cestare
>
> Executive Director
>
>

COMMENTS

"Policy and Development Strategy Plan for the Historic Ala Moana Pumping Station and Developable Lands in the Ewa Portion of the Kaka`aki Makai Area"



Aloha:

This is in response to the Hawaii Community Development Authority's request for comments on the "Draft Policy and Development Strategy Plan for the Historic Ala Moana Pumping Station and Developable Lands in the Ewa Portion of Kaka'ako Makai Area." The comments contained herein correspond in sequence with the numbered paragraphs in the document's Executive Summary, as posted on the HCDA web site (see http://www.hcdaweb.org/images/executivesummary_a970.pdf).

It is of some concern that only fifteen (15) days from April 18, 2006, the date of the published notice, have been given for the public comment period on this land-use planning policy document. The HCDA is strongly encouraged to extend this comment deadline to the customary 30-day comment period in order to ensure adequate opportunity for full public review and comment on any future planning and development strategy for this significant historic property and its surrounding area.

Moreover, the HCDA's present draft policy and development strategy document appears to have been drafted prematurely because the State Legislature's 2006 annual session is only now at an end. Consequently the HCDA needs to fully consider the legislation adopted in the public interest that benefits the future of Kaka`ako Makai, a portion of which of which the subject document attempts to address.

The HCDA presently recommends an "urban village" development for the property surrounding Kaka`ako's Historic Ala Moana Pumping Station (HPS). According to the Primary Urban Center Development Plan for Honolulu, by definition an "urban village" is a self-contained "higher density mixed-use development" comprised of residential use constructed over commercial mixed use.

Such a proposal virtually flies in the face of House Bill 2555, as adopted by 100% of the State Senate and 99.98% of the State House members present at the May 2, 2006, legislative floor session. Significantly, this measure precludes residential development within the Kaka`ako Makai shoreline area between Kewalo Basin and the Foreign Trade Zone. This landmark legislation was strongly supported in the public interest and for the greater public good, as clearly evidenced by myriad communications received by the Legislature directly from public interest organizations, community groups and associations, and Honolulu's concerned citizens. Therefore, a "balance of mixed uses" in the "urban village" context would be inappropriate for consideration within the Kaka`ako Makai area. (See item #1.)

As evidenced in the subject document and appendices, restoring and rehabilitating the HPS in compliance with State and Federal historic preservation requirements and guidelines must be undertaken as soon as possible. The building is rapidly deteriorating. The longer restoration is delayed, the more it is going to cost in restoration time and State dollars. (See item #2.)

The project site is perfectly suited as a symbolic gateway to Kaka`ako Makai and its storied past, which is uniquely heralded by the historic building's signature architecture. The structure's stately chimney tower should properly serve as a beacon to the new recreational, cultural and educational opportunities that the people of Honolulu await within this shoreline area. (See item # 3 and the People's Kaka`ako Shoreline Park Plan.)

The low-rise (45 feet), mid-rise (85 feet), and tower high-rise (120 feet) density surrounding this historic structure as illustrated in the subject planning document is overpowering and punctures the waterfront view plane. Such structures should not compete with the unique historic scale and architecture of the Pumping Station. This significant structure should remain as a stand-alone public asset within its site, surrounded by a comfortable and inviting green open space oasis, perhaps with a replica of the original fountain in place, and landscaping that frames the features of the building and is conducive to a pedestrian-friendly environment and streetscape along Ala Moana Boulevard. Again, the "urban village concept" is justly inapplicable for this historic site and the adjacent properties given the legislation now adopted that precludes residential development in Kaka`ako Makai. (See items #4, #5, #6, #7, #8, page 3 and figure 45.)

Any parking structure with ground-level commercial uses on Forrest Avenue would generate outside traffic that will interfere with the vitally necessary present cargo and future passenger transport activities of Piers 1 and 2, both to be rightfully transferred from the HCDA's jurisdiction back to the Department of Transportation for managed harbor use upon enactment of House Bill 1880. (See item #9.)

A comprehensive landscape plan should be undertaken to "provide a creative... landscape treatment to screen and reduce the visual impact of the existing Active Pump Station Makai of the Project Site." (See item #10.)

The proposed planning policies and development strategy now need to be revisited and revised with serious attention given to the State legislative actions and public sentiment surrounding the redevelopment of Kaka`ako Makai. The subject document serves well to begin this effort by taking a giant leap forward with four sound recommendations for the wider process of comprehensive community-based participation, including direct community input and full community review and comment on planning the future public uses of Kaka`ako Makai. (See page 2, #2 through #5, and House Concurrent Resolution 30, Senate Draft 1.)

In conclusion, Kaka`ako's Historic Ala Moana Pumping Station must remain as a significant stand-alone historic structure. It must be restored before further succumbing to the ravages of time, and it must be surrounded by a comfortable and inviting open landscape. Ideally, this historic site and its associated buildings should be rehabilitated under a non-profit public/private partnership with the State for the administrative purposes and oversight of the public-interest uses of Kaka`ako Makai, including an expansive shoreline park, community and exhibition facilities, and cultural opportunities. The surrounding developable properties should serve as a quietly compatible compliment to this focused use, as well as not interfere with the adjacent harbor requirements to maintain vital cargo and passenger operations.

Thank you for providing this opportunity for preliminary comment on the future of this important historic site and its surrounding properties. We look forward to the HCDA's open reception to the community's needs and desires.

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Save Our Kaka`ako Coalition